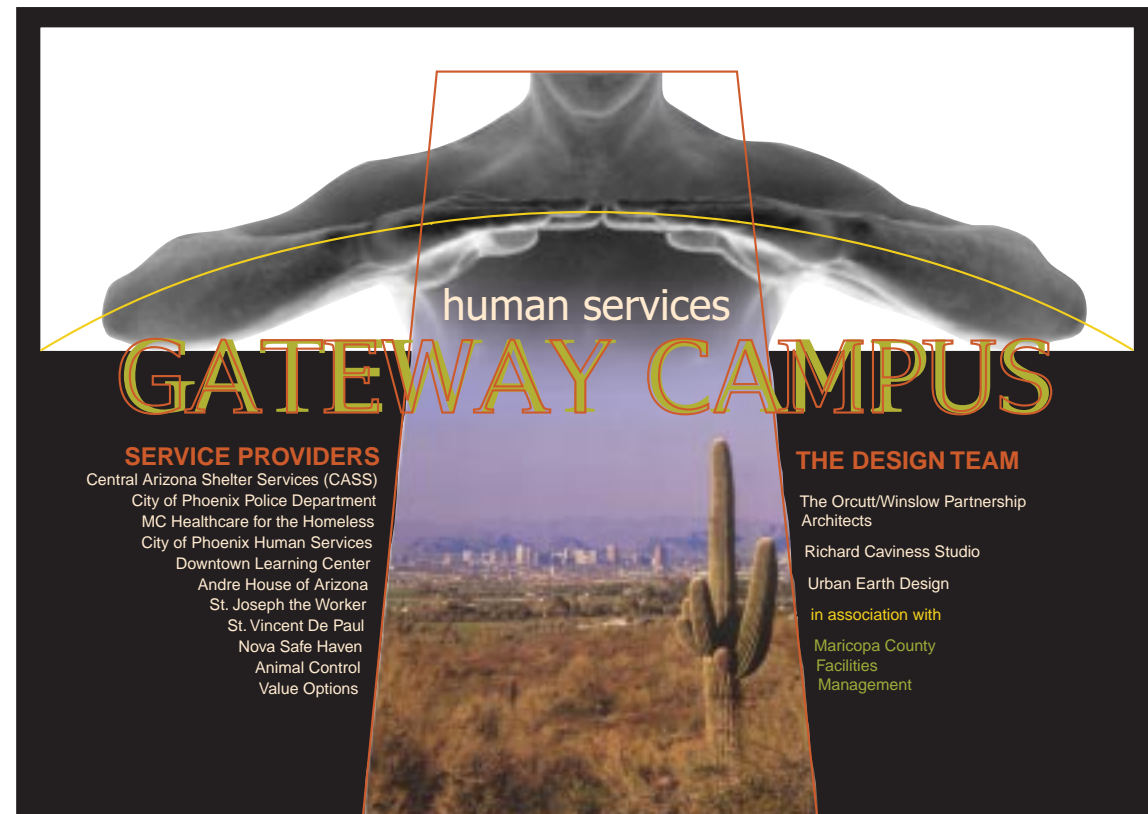


Draft Report
18.June.2001

C o n c e p t u a l D e s i g n & V i s i o n i n g P l a n



Prepared By:
The Orcutt/Winslow Partnership • Urban Earth Design • Caviness Studio

Cover Graphic:

This graphic was generated during the programming phase of the project. It represents the notion of creating a “gateway” from the streets of Phoenix to a campus that provides homeless services.



Site Model Gateway Campus

Executive Summary

Homelessness has been an ongoing issue for the Phoenix Metropolitan area for over 18 years. The Maricopa Association of Governments (MAG) estimates there is currently at least 13,000 homeless people in the county on any given night. Temporary housing and services are provided to homeless people through a planning and delivery system called a Continuum of Care, coordinated by Maricopa Association of Governments. The services and housing in the Continuum of Care include prevention, outreach, emergency shelter, transitional housing and permanent affordable and supportive housing.

This document has been prepared as a vehicle to further develop, in a physical sense, the notion of a campus as a gateway to the Continuum of Care. This campus would in a philosophical sense become a metaphorical “Gateway” from the streets to permanent housing. To achieve this end, the architectural programming and charette processes were used to create a campus Masterplan and campus image.

Prior to the Charette process, specific service providers currently helping homeless people in downtown Phoenix were selected to be interviewed to determine goals and needs for a gateway campus. The service providers include:

- Maricopa County Health Care for the Homeless
- Central Arizona Shelter Services (CASS)
- Downtown Neighborhood Learning Center (DNLC)
- Nova Safe Haven (Temporary Shelter for SMI)
- Andre House
- St. Vincent de Paul
- St. Joseph the Worker
- Value Options
- US Postal Service
- Maricopa County Animal Control
- The Grace Place
- City of Phoenix Human Services Department

A building area of 161,100 SF is needed to accommodate the programmatic space needs of the providers listed above. It was also determined that The Grace Place would not be a compatible use for this Campus since they provide treatment and housing for families. The City of Phoenix Human Services Department will not require physical campus space.

The one-day intensive Design Charette brought together all of the service providers to discuss the benefits of a common campus and how it might be realized. Charette participants discussed building adjacencies and site utilization diagrams. Two sites were originally targeted for use, both located along Madison Street south to Harrison Street (the railroad tracks) and from 13th Avenue (the cemetery) east to 9th Avenue.

The service providers were in agreement that a third site should be considered. This modified site is a combination of the two original sites. **The proposed site area totals 14.3 net acres.** Site utilization diagrams prepared by the service providers suggested a logical zoning of the site uses. The design team then developed alternative site studies for review. These were then refined resulting in a Final Site Plan as presented in this booklet. Conceptually, CASS is located near the interior of the campus, buffered to surrounding uses by the cemetery to the west and railroad tracks to the south. Food service providers, St. Vincent’s, and Andre House are situated to allow separation from other providers yet still able to share open exterior gathering spaces.

Since the neighboring community will use the Education Training and Employment Center (e*TEC), it is logical to locate it at the corner of 9th Ave and Jackson St to allow access without entering into the controlled area of the campus. Health Care for the Homeless and Nova Safe Haven are positioned south of Madison St on 12th Ave. At the visitor access points a focus to the security component is created along with a Support Services Building that would act as a main intake for the campus. All staff, volunteer and receiving areas are surrounded by a perimeter wall and gated for security.

The conceptual character of the campus is intended to reinterpret the existing warehouse aesthetic, and will create a new archetype for this use. Materials proposed are indigenous to the southwest and include exposed masonry walls with deep set or shaded windows, long overhangs where appropriate, and trellised areas for shade. Exposed roofing is suggested to be a metal composition for durability and beauty. The projected cost for the project excluding land acquisition costs and FF&E items is estimated at \$21,375,900.

The project schedule is dependent upon receipt of capital funding. The overall duration from project authorization to occupancy of the campus (if all buildings were constructed at once) will be approximately 30 months.

The Human Services Gateway Campus represents Maricopa County’s commitment toward providing services to homeless persons as a component of the regional continuum of care.

The Gateway Campus



Proposed Site Options

- Site 1
- Site 2
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Gateway Campus - Site Model

Introduction

1.1

The Twenty-first Century now sees downtown Phoenix as a revitalized center of business, government, sports, entertainment and residential uses. Few would argue with the success of the revitalization of the core of Phoenix over the past two decades. The revitalized core of the city is now face to face with human service facilities and the homeless population. What was previously out of sight and out of mind is no longer the case.

By default, there is a homeless campus in downtown Phoenix. The collection of buildings that serve the homeless population were never built for the purposes they now serve and most are in various stages of disrepair. Some of the existing conditions are dangerous for the staff and clients. Rather than rebuild separate, uncoordinated facilities in disparate locations, there is general agreement that a coordinated campus model may better serve both the client population and the surrounding community. The purpose of this project is to develop a comprehensive conceptual Masterplan for this campus along with exterior expression studies.

Objectives of this Conceptual Masterplan Study Are:

- To prepare a detailed space program describing the spatial needs of the service providers.
- To study a range of site plan options -two site studies on three sites- that can accommodate the programmatic needs of the service providers for the Human Services Gateway Campus.
- To prepare a Conceptual Site and Facilities Development Plan which addresses the needs of the providers, based on review of the alternative site studies. The plan shall also be economical in cost and comply with governmental agency requirements.
- To develop an exterior image or character for the Campus.
- To prepare capital cost estimates for the implementation of the Conceptual Site Plan
- To publish a report documenting the planning and design criteria, evaluations, and decisions which were made in developing this report.

Methodology:

The basic objectives of this Conceptual Masterplan were accomplished by following a structured work plan, which included the following sequential events:

Programming:

- a. Facilitate two hour interview sessions with providers - develop a list of questions related to the goals of the providers
- b. Develop a list of questions related to the area or space needs of each provider group.
- c. Develop adjacency diagrams related to each provider.

Pre-Charette:

- a. Conduct program review/update with downtown associations and businesses
- b. Meet with City of Phoenix Planning and Zoning to determine uses allowed within the A-1 site including zoning, building setbacks, and parking requirements.
- c. Obtain charette background and working materials.

Charette:

- a. The charette process was selected by the Maricopa County Facilities Management Team as the means to develop the Masterplan and develop a communications network among the different providers.
- b. Paul Winslow of Orcutt Winslow Architects and Michael Dollin of Urban Earth Design acted as facilitators.
- c. Overall campus relationship strategies were developed by the providers and a relationship diagram was created.
- d. Site utilization plans (bubble diagrams) for each site were developed, showing site elements as they relate to access points, open space setbacks and visitor and staff flows. The best four were to be further developed by the architectural team.

Prepare alternative site plans based on the developed criteria including the following major areas of concern:

- Facility and program considerations
- Site accessibility (vehicular, pedestrian – staff, volunteers, visitors)
- Construction cost considerations
- Constructability and phasing issues
- Environmental and aesthetic considerations
- Neighborhood considerations

Evaluate the alternative site plans with the service providers and prepare a Final Site Plan which best serves the providers needs and developed criteria.

From the Final Site Plan develop a “Human Services Gateway Campus” image or character.

From the Final Site Plan and character studies, develop a probable cost estimate for each building along with all site development costs, including General Contractor Fees, Professional A&E fees, building permit and development fees.

Compile all recorded data pertinent to the development of the alternate and final site plans, and exterior elevations.

Publish the final report.

Present to Maricopa County Board of Supervisors

Background

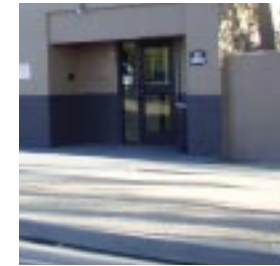
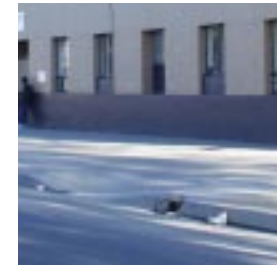
1.2

Homelessness in the city of Phoenix has been at the forefront of concerns facing the downtown community for at least three decades. Numerous studies have been conducted and significant provisions addressing the issues have been implemented. Periodically, community voices have been raised in concern for the well being of the homeless population, the downtown business community, and the neighborhoods of the Central City.

Despite good intentions and the heroic efforts of service providers, individuals and organizations, the response to these concerns over the years is barely adequate. The result has been to maintain undesirable conditions made up of decaying facilities and urban blight. Who should be responsible for addressing this issue is unclear. In spite of this, modest and often valiant efforts aimed at improving the lives of homeless people have occurred in an ongoing fashion, in an environment of scarce resources and little cooperation. These provisions to address the needs of the homeless population of downtown Phoenix are sometimes seen as a threat to economic development, neighborhood stability, and community safety. The result for at least the last decade has been a stalemate in downtown Phoenix.

Perceptions and misperceptions of the homeless problem are numerous and diverse. One point of view is that if the existing facilities were to move location, the homeless population would disappear. The opposing view is that the demands of this urban community, now the sixth largest city in the United States, require far better responses to the needs of a homeless population that is every bit a component of this vital American city as any other spectrum of its population.

The work that has lead up to this proposal has been formidable. Many agencies, individuals and interest groups have spent considerable time and energy trying to come up with solutions for downtown Phoenix. A substantial portion of work has been conducted over the years by people who are not credited in this study. Their work, none-the-less, provides the foundation for the recommendations contained in this proposal.



Background

1.3

The vision of a comprehensive solution to homelessness in Maricopa County is integral to this study. It is understood that any improvements made to the conditions of the downtown core will contribute to the overall conditions in Maricopa County. However, the needs of the approximately fourteen thousand homeless people in the county extend well beyond any solutions that may be implemented in the downtown core. More comprehensive solutions must be employed to fully address the larger needs of serving the homeless people of the region. Indeed, the notion of a gateway implies that there are places beyond the gate which provide longer term, systemic solutions to the needs of homeless people. The gateway campus will ultimately rely upon broader county-wide solutions. These include more affordable housing, supportive and transitional housing, more effective prison and jail release reintegration programs, better drug treatment and mental health treatment programs to name some of the areas in which resources, programs and facilities must be directed to address the larger homeless questions.

There is a commitment to de-concentrating the homeless population in downtown Phoenix. The solution to the larger issues of homelessness may require constructing programs and facilities in other parts of the county, supplementing the existing capacity of programs already in place and adding new capacity in the future. Nearly all parties involved in the discussion agree that the best place to start to make improvements is in the downtown core, where the existing conditions are the most problematic, thereby reducing the overall number of homeless on the streets of the central city. It is a noble vision, one which is not without controversy. It is however, the best vision created in many years, and when complete, promises to become an example for the rest of Maricopa County and perhaps even a model for communities beyond the boundaries of this great community of the southwest.

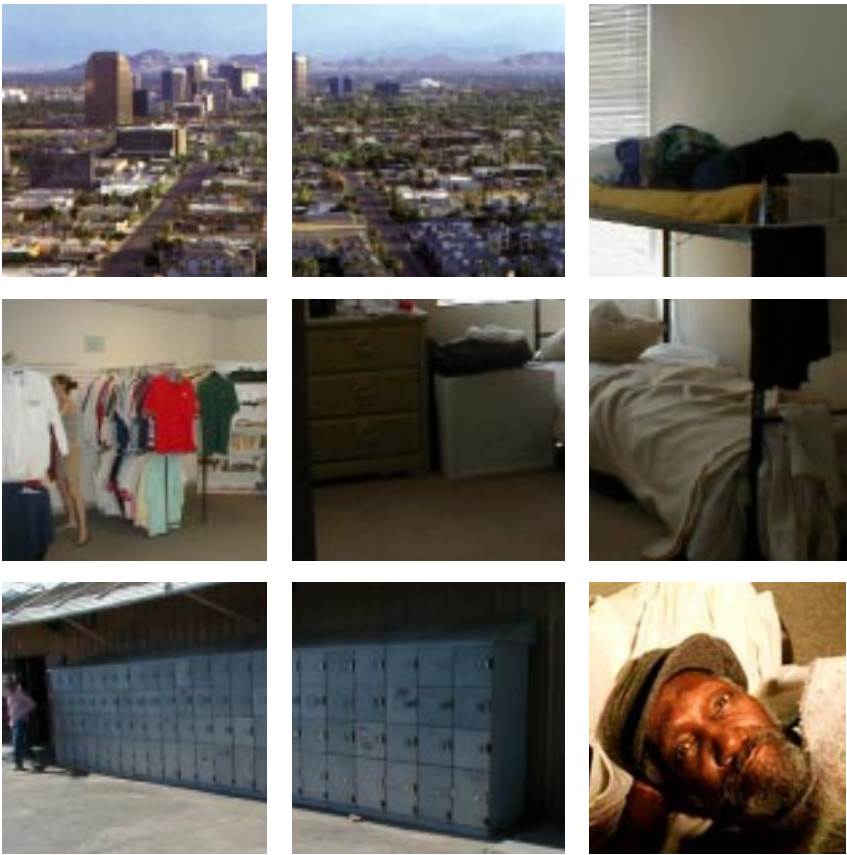


Background

1.4

The fact is that for over two decades, in about a ten block area of downtown Phoenix, there has been an existing constellation of service providers to homeless people. These facilities exist in a largely uncoordinated fashion, in buildings that were never built for the purposes they now serve, many of which are severely deteriorated. The existing condition is a default campus with no clear organization, direction, or management. The physical conditions of this environment do not promote security. These conditions are not good for either the homeless people or the downtown community at large. Recognizing these conditions, the leadership of Maricopa County and the Downtown community have embarked on a focused effort now in its fifth year, examining the potential of a purpose built, secure, effectively managed campus for homeless people. Indeed the very notion of homeless people has changed during the course of this investigation to a broader understanding of the needs of the many populations that come together under the umbrella labeled "Homeless."

Thus, this proposal has brought together the staff and leadership of Maricopa County Health Care for the Homeless, Central Arizona Shelter Services, St. Vincent DePaul Society, Andre House, St. Joseph the Worker, Nova, Downtown Neighborhood Learning Center, the City of Phoenix Police Department and Human Services Departments Maricopa County Human Services Department and Facilities Management Departments, user groups, neighborhood organizations and the public at large to develop a concept that relies on cooperation between these various entities. The vision is of a campus environment that improves conditions for all parties involved: homeless people, the neighborhoods, the business community and the service providers. This campus would be a gateway to the continuum of housing for the affected populations



Site Location

1.5

Site Option One: [red box]

Location:
A rectangular parcel of land with north south orientation, bordered by North 12th Avenue to the east, West Harrison Street to the south, North 13th Avenue (which has been abandoned) and cemetery to the west, and is bisected by Madison Street to the north.

Zoning: [green line]
A1 Light Industrial. Current uses include Sheriffs Department, Warehouse (North of Madison), CASS and MC Health Care for the Homeless.

Site Area:
5.63 Net Acres or 245,420 SF. This includes North 13th Avenue which has been abandoned.

Ownership:
Maricopa County owns the property north of the alley and north of Madison Street.
The City of Phoenix owns the portion of the property south of the alley.

Site Option Two: [green box]

Location:
An "L" shaped parcel of land bordered by North 9th Avenue to the East, West Harrison Street to the South (which has been abandoned), and North 12th Avenue to the West. The northern property boundary does not front a street but rather adjoins an existing business.

Zoning: [green line]
A1 Light Industrial, current use is an abandoned lumber yard.

Site Area:
7.80 Net Acres or 339,768 SF. This includes West Harrison Street, which has been abandoned.

Ownership:
The O'Malley Family owns the property.

Site Option Three: [red box]

Location:
A combination of Sites One and Two, but not including the portion of Site Option One which is north of Madison Street.

Zoning: [green line]
A1 Light Industrial. Current uses as described above.

Site Area:
14.43 Net Acres or 628,571 SF. This includes North 13th Avenue and West Harrison Street, both have been abandoned.

Ownership:
City of Phoenix, Maricopa County, and Private Ownership as described above.



Site Plan



Program Summary

2.1

The essence of design lies in the identification, analysis, and synthesis of a problem. The solution to the problem is a result of an information gathering process known as architectural programming. It is this process that provides the designer with a clear definition of the scope of the project and the criteria for a successful solution.

“First, out of clutter find simplicity. Second, from discord make harmony. Third, in the middle of difficulty, find opportunity.”
Albert Einstein

Over a two-week period, programming sessions were conducted with each of the proposed campus service providers. Sessions were generally two hours long. The programming sessions were facilitated by the Orcutt Winslow Partnership, with assistance from Michael Dollin of Urban Earth Design. Maricopa County Facilities Management and Human Services departments also had at least one member of their staff at all meetings. The Service Providers programmed were:

- Maricopa County Health Care for the Homeless
- Central Arizona Shelter Services (CASS)
- Downtown Neighborhood Learning Center (DNLC)
- Nova Safe Haven
- Andre House
- St. Vincent de Paul
- St. Joseph the Worker
- City of Phoenix Human Services Department
- Value Options
- US Postal Service
- Maricopa County Animal Control
- The Grace Place (Programming determined that families should not be part of this campus, therefore Grace Place will not be located on this campus)

The programming sessions gathered information from each service provider to determine services, organizational structure, and what services are being duplicated by other providers. Also, the sessions helped identify what programs might be shared, and what specific goals and needs were related to each facility, as well as the relationships among the campus providers.

Basic programming questions:

- Questions related to the organization:
- What population do you serve?
 - What is the maximum number of people you expect to house, treat or accommodate?
 - Do you have an organizational chart for your organization?
 - Do you have space standards for your organization?
 - Do you have specific terms of participation in the Campus?
 - Do you have existing plans for new buildings or expansion of services?

- Questions related to campus facts:
- What other services or organizations would you suggest co-locate on this Campus?
 - What services or functions could you share with other organizations?
 - What are your major security concerns?

- Questions related to building needs:
- What are the area requirements that would define the space program?
 - What are your requirements for outdoor spaces?
 - Describe the flow of people, goods, services, information and vehicles around your facility?
 - What are your requirements for parking?

From the programming sessions, a Space Program for each individual building was developed and is summarized within the adjacent spreadsheets. The program reveals that the overall square footage of campus buildings will need to total 161,100 SF. Also discovered is the grouping of service providers into one of four categories :

Basic Needs Providers - (Food/Shelter/Clothing)

- St. Vincent de Paul
- Andre House

Health Providers - (Physical/Behavioral/Dental)

- Health Care for the Homeless
- Value Options

Education/Training/Employment Providers -

- Downtown Neighborhood Learning Center
- St. Joseph the Worker
- Maricopa County Workforce Development
- City of Phoenix Workforce Development
- AZ Department of Economic Security
- AZ Department of Education
- St. Vincent de Paul Opportunity Program

Criminal Justice/Law Enforcement Systems -

- Phoenix Police Department
- Maricopa County Adult Probation
- State of Arizona Correctional Systems Inmate Release
- Maricopa County Protective Services

These relationship groupings were critical in determining campus organization as shown on the Final Site Plan.

Program Specific

2.2

Gateway Campus

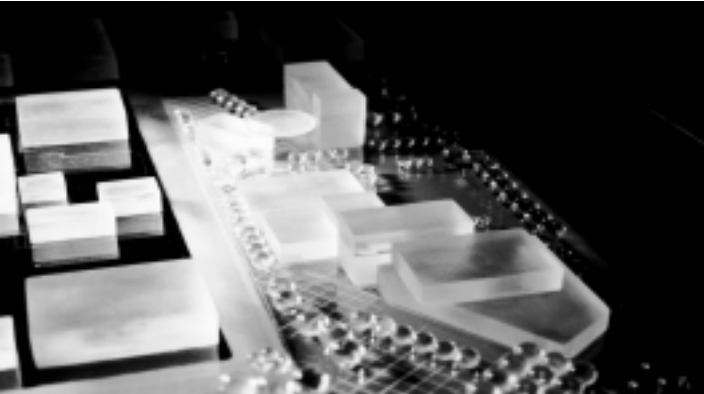
Summary of Areas

SPACE PROGRAM
Gateway Campus
29.June.2001

Organization			
	NET AREA	CIRC., STRUCT., ETC.	GROSS AREA
Maricopa County Healthcare for the Homeless	10,100 SF	3,000	13,100 SF
Central Arizona Shelter Services (CASS)	46,300 SF	13,900	60,200 SF
e*TEC	8,200 SF	2,500	10,700 SF
Nova Safe Haven	12,400 SF	3,700	16,100 SF
Andre House	12,600 SF	3,800	16,400 SF
St. Vincent de Paul	16,700 SF	5,000	21,700 SF
St. Joseph the Worker	4,000 SF	1,200	5,200 SF
Postal Services	500 SF	200	700 SF
Day Resource Center	8,100 SF	2,400	10,500 SF
City of Phoenix Police Dept.			1,600
Value Options			4,900
TOTALS	8,100	2,400	161,100 SF

TOTAL PARKING REQUESTED:

274



Gateway Campus - Site Model

Program Specific

2.3

Healthcare for the Homeless

SPACE SPECIFIC PROGRAM

29.June.2001

Maricopa County Healthcare for the Homeless			
FUNCTION	FUNCTION AREA	EA QUANTITY	TOTAL FUNCTION AREA
Administrative Areas			
Director's Office	200 SF	1	200 SF
Administrative Assistant Office	100 SF	1	100 SF
Conference/Training Room	300 SF	1	300 SF
Medical Directors Office	150 SF	1	150 SF
Physician Offices	125 SF	3	375 SF
Medical Sevices Manager	150 SF	1	150 SF
Medical Records	200 SF	1	200 SF
Central File Room	200 SF	1	200 SF
Social Services Manager Office	150 SF	1	150 SF
Outreach Case Managers	100 SF	5	500 SF
Common Interviewing Area	250 SF	1	250 SF
Clinic Case Managers	100 SF	6	600 SF
Another Chance	100 SF	6	600 SF
Business Manager Office	125 SF	1	125 SF
MISW/Driver/Admin Areas	125 SF	1	125 SF
Main Waiting/Reception Area			
Main Waiting Room (30 Chairs/15sf.pp)	450 SF	1	450 SF
Central Reception Check IN/Out	200 SF	1	200 SF
Security Office	80 SF	1	80 SF
Waiting Room Toilet Rooms	65 SF	2	130 SF
Child Care Waiting/Holding Area	80 SF	1	80 SF
Clinical Areas			
Triage Room	150 SF	1	150 SF
Social Services Triage Room	200 SF	1	200 SF
Nurse Station	125 SF	1	125 SF
Charting Area	65 SF	2	130 SF
Doctor Dictation Area	80 SF	2	160 SF
Exam Rooms	80 SF	3	240 SF
Large Exam/Proceedure Room	150 SF	2	300 SF
Isolation Room	150 SF	1	150 SF
Laboratory	150 SF	1	150 SF
Cast Room	100 SF	1	100 SF
Clean Linen Room			
Soiled Linen Room			
Central Storage Meds	80 SF	1	80 SF
Office Supply Storage Room	80 SF	1	80 SF
Staff Lounge/Locker Area	100 SF	2	200 SF
Staff Toilet Rooms	100 SF	4	400 SF

29.June.2001

Maricopa County Healthcare for the Homeless			
FUNCTION	FUNCTION AREA	EA QUANTITY	TOTAL FUNCTION AREA
Behavioral Health			
	500 SF	1	500 SF
Radiology			
	325 SF	1	325 SF
Pharmacy			
	225 SF	1	225 SF
Dental Treatment Area			
Dental Waiting Area (5 Chairs/15 sf.pp)	75 SF	1	75 SF
Operatories	125 SF	2	250 SF
Storage	100 SF	1	100 SF
Dental Lab	125 SF	1	125 SF
Storage	80 SF	1	80 SF
Dental Offices	125 SF	2	250 SF
Hygenist	80 SF	1	80 SF
Vision Treatment Area			
Vision Waiting/Eyeglass Display Area	125 SF	1	125 SF
Exam Room	100 SF	1	100 SF
Misc. Areas			
MP&E Rooms	100 SF	4	400 SF
* 15 Respite Beds in CASS Space Program			
NET MC HEALTH CLINIC AREAS			10,100 SF
CIRCULATION, WALLS, STRUCTURE		X 30%	3,000 SF
TOTAL GROSS AREA - MC HEALTHCARE FOR THE HOMELESS (NET + CIRCULATION)			13,100
PARKING REQUESTED:		(6 VAN, 1 AMBULANCE, 10 VISITOR, 30 EMPLOYEES)	
TOTAL PARKING REQUESTED:			46

Central Arizona Shelter Services

SPACE SPECIFIC PROGRAM

29. June. 2001

Central Arizona Shelter Services (CASS)			
FUNCTION	FUNCTION AREA	EA QUANTITY	TOTAL FUNCTION AREA
Administrative Offices			
Director's Office	200 SF	1	200 SF
Programs Director Office	150 SF	1	150 SF
Shelter Manager Office	125 SF	3	375 SF
Case Management Supervisor Office	125 SF	1	125 SF
Case Manager's Offices	100 SF	10	1,000 SF
Employment Program Mgr Office	125 SF	1	125 SF
Employment Offices	100 SF	6	600 SF
Director of Development Office	150 SF	1	150 SF
Comm/Development Offices	100 SF	2	200 SF
CFO Office	150 SF	1	150 SF
CFO Department Offices	100 SF	4	400 SF
Chief Admin. Officer Office	150 SF	1	150 SF
Admin/Fac Coordinator Offices	100 SF	2	200 SF
Conference Room	350 SF	2	700 SF
Storage Room	200 SF	2	400 SF
Staff Lounge	300 SF	2	600 SF
Staff Toilet Rooms	100 SF	2	200 SF
Intake Area			
Staging or Queing Space	500 SF	1	500 SF
Common Activities Room	3,500 SF	1	3,500 SF
Central Check in	500 SF	1	500 SF
Personal Storage	1,500 SF	1	1,500 SF
Bike Storage	1,000 SF	1	1,000 SF
Housing Areas (400 Max Beds)			
Men's Sleeping Room (250 max occup*)	100 SF	125	12,500 SF
Men's Sleeping Rm Showers/Toilet Rooms**	300 SF	10	3,000 SF
Working Men's Dorm Rms (75 max occup***)	200 SF	36	7,200 SF
Working Men's Showers/Toilet Rooms****	200 SF	9	1,800 SF
Working Men's Activity/Dining Room	500 SF	1	500 SF
Women's Dorm Rooms (65 max occup*)	100 SF	32	3,200 SF
Working Women's Dorm Rms (10 occup. Max)	200 SF	5	1,000 SF
Womens Shower's/Toilet Rooms	200 SF	8	1,600 SF
Women's Activity Room	500 SF	1	500 SF
Residents' Laundry Facilities	275 SF	1	275 SF
Food Prep	150 SF	1	150 SF
Food Storage	200 SF	1	200 SF

29. June. 2001

Central Arizona Shelter Services (CASS)			
FUNCTION	FUNCTION AREA	EA QUANTITY	TOTAL FUNCTION AREA
Misc. Areas			
MP&E Rooms	200 SF	6	1,200 SF
Animal Control	400 SF	1	400 SF
*Calc. At 100sf for dbl bunk setup = 250/2 or 125			
**Calc. At 1 Room for each 12 beds			
***Calc. At 2 beds per room			
****Calc. At 1 Room for each 4 rooms			
NET CASS AREAS			46,300 SF
CIRCULATION, WALLS, STRUCTURE			X 30% 13,900 SF
TOTAL GROSS AREA - CASS (NET + CIRCULATION)			60,200
PARKING REQUESTED: (5 VANS, 1 ELECT. VEHICLE, 73 VISTOR/EMPLOYEES)			
TOTAL PARKING REQUESTED:			80

Program Specific

2.5

Downtown Neighborhood Learning Center** (e*TEC)

SPACE SPECIFIC PROGRAM

29. June. 2001

e*TEC			
FUNCTION	FUNCTION AREA	EA QUANTITY	TOTAL FUNCTION AREA
Administration			
Executive Director's Office	150 SF	1	150 SF
Administrative Assistant	100 SF	1	100 SF
Data Processor	100 SF	1	100 SF
AZNNP Office	125 SF	1	125 SF
Voice Mail Coordinator Office	125 SF	1	125 SF
Receptionist	100 SF	1	100 SF
Copy/Work Room	200 SF	1	200 SF
Supply/Storage Room	100 SF	1	100 SF
Staff Conference Room	200 SF	1	200 SF
Staff Kitchen/Lounge	125 SF	1	125 SF
Staff Toilet Rooms	100 SF	2	200 SF
Teaching Functions			
Large Classrooms	1,000 SF	2	2,000 SF
Small Classrooms	400 SF	4	1,600 SF
Computer Lab	1,000 SF	1	1,000 SF
Classroom Supply Storage Rooms	100 SF	1	100 SF
Child Care Infants Room	500 SF	1	500 SF
Child Care Toddlers	500 SF	1	500 SF
Child Care Supply Storage Room	100 SF	1	100 SF
Student Toilet Rooms	100 SF	2	200 SF
Child Care Toilet Rooms	65 SF	2	130 SF
Misc. Areas			
MP&E Rooms	100 SF	3	300 SF
Voice Mail Server Room	200 SF	1	200 SF
NET DNLC AREAS			8,200 SF
CIRCULATION, WALLS, STRUCTURE		X 30%	2,500 SF
TOTAL GROSS AREA - e*TEC (NET + CIRCULATION)			10,700
PARKING REQUESTED:		(10 EMPLOYEE ONLY)	
TOTAL PARKING REQUESTED:			10

**On June 15, 2001, the Board of Directors of the Downtown Neighborhood Learning Center temporarily suspended all operations and terminated all service contract. Since basic education services are a primary focus of DNLC, another provider of such services will be brought into the campus development planning process to address those needs as necessary.

Nova Safe Haven

SPACE SPECIFIC PROGRAM

29. June. 2001

Nova Safe Haven			
FUNCTION	FUNCTION AREA	EA QUANTITY	TOTAL FUNCTION AREA
Administration			
Executive Director	150 SF	1	150 SF
Finance Office	125 SF	1	125 SF
Clinical Director	125 SF	1	125 SF
Outpatient Counselors	100 SF	3	300 SF
Intake Counselor	100 SF	1	100 SF
Program Manager	125 SF	1	125 SF
Casa Nova Asst. Mgr	100 SF	1	100 SF
Safe Haven Asst. Mrg	100 SF	1	100 SF
Staff Work/Copy Room	200 SF	1	200 SF
Staff Conference Room	200 SF	1	200 SF
Staff Toilet Rooms	100 SF	2	200 SF
Housing Areas (49 Max Beds)			
Intake/Reception Area	650 SF	1	650 SF
Mens Sleeping Rooms (18 Beds in Cubicles)	125 SF	18	2,250 SF
Mens Shower/Toilet Rooms	300 SF	2	600 SF
Womens Sleeping Rooms (6 Beds in Cubicles)	50 SF	6	300 SF
Womens Shower/Toilet Rooms	300 SF	1	300 SF
CasaNova Vet Rooms (2 Beds per Room)	200 SF	12	2,400 SF
Mens CasaNova Shower/toilet Rooms	300 SF	2	600 SF
Mens Day Room	500 SF	1	500 SF
CasaNova Vet Day Room	600 SF	1	600 SF
Womens Day Room	500 SF	1	500 SF
Dining Room (50 Max Occup/15sf pp)*	750 SF	1	750 SF
Kitchen*	500 SF	1	500 SF
Food Storage*	200 SF	1	200 SF
Laundry Room*	200 SF	1	200 SF
			0 SF
Misc. Areas			0 SF
MP&E Rooms	100 SF	3	300 SF
*Possible Shared Campus Function(s)			
NET NOVA SAFE HAVEN AREAS			12,400 SF
CIRCULATION, WALLS, STRUCTURE		X 30%	3,700 SF
TOTAL GROSS AREA - NOVA SAFE HAVEN (NET + CIRCULATION)			16,100
PARKING REQUESTED:		(15 EMPLOYEE ONLY)	
TOTAL PARKING REQUESTED:			15

Program Specific

2.6

Andre House

SPACE SPECIFIC PROGRAM

29. June. 2001

Andre House			
FUNCTION	FUNCTION AREA	EA QUANTITY	TOTAL FUNCTION AREA
Administration			
Director's Office	150 SF	1	150 SF
Steve Pascente Room (Admin. Support)	150 SF	1	150 SF
Counseling Room	150 SF	1	150 SF
Staff Storage Room	100 SF	1	100 SF
Staff Toilet Rooms	100 SF	2	200 SF
Service Spaces			
Interior Staging/Queing Space	500 SF	1	500 SF
Main Dining Room (300 Max Occup/15sf pp)	4,500 SF	1	4,500 SF
Family Dining Room (150 Max Occup/15 pp)	2,250 SF	1	2,250 SF
Serving Line	150 SF	1	150 SF
Kitchen/Food Prep Area	1,200 SF	1	1,200 SF
Walk-ins	125 SF	2	250 SF
Dry Storage Area	100 SF	1	100 SF
Receiving Area	200 SF	1	200 SF
Laundry Room	150 SF	1	150 SF
Visitor Showers (4 men/4wmn at ea. area)	125 SF	2	250 SF
Visitor Toilet Rooms	200 SF	2	400 SF
Personal Storage Lockers	200 SF	1	200 SF
Donations Storage/Sorting Area	1,200 SF	1	1,200 SF
Clothes Closet	150 SF	1	150 SF
Misc. Areas			
MP&E Rooms	100 SF	3	300 SF
NET ANDRE HOUSE AREAS			12,600 SF
CIRCULATION, WALLS, STRUCTURE		X 30%	3,800 SF
TOTAL GROSS AREA ANDRE HOUSE (NET + CIRCULATION)			16,400
PARKING REQUESTED:		(35 EMPLOYEE ONLY)	
TOTAL PARKING REQUESTED:		3 5	

St. Vincent de Paul

SPACE SPECIFIC PROGRAM

29. June. 2001

St. Vincent de Paul			
FUNCTION	FUNCTION AREA	EA QUANTITY	TOTAL FUNCTION AREA
Administration			
Director's Office	150 SF	1	150 SF
Intake Offices	120 SF	6	720 SF
Staff Offices	100 SF	6	600 SF
Community Meeting Room	500 SF	1	500 SF
Volunteer Offices	80 SF	12	960 SF
Staff Work/Copy Room	200 SF	1	200 SF
Staff Storage Room	100 SF	1	100 SF
Staff Toilet Rooms	100 SF	2	200 SF
Service Spaces			
Interior Staging/Queing Space	1,000 SF	1	1,000 SF
Main Dining Room (300 Max Occup/15sf pp)	4,500 SF	1	4,500 SF
Family Dining Room (150 Max Occup/15 pp)	2,250 SF	1	2,250 SF
Serving Line	150 SF	1	150 SF
Kitchen/Food Prep Area	1,200 SF	1	1,200 SF
Walk-ins	125 SF	1	125 SF
Dry Storage Area	100 SF	1	100 SF
Receiving Area	200 SF	1	200 SF
Intake Lobby/Waiting	500 SF	1	500 SF
Reception Space	100 SF	1	100 SF
Training Room	500 SF	2	1,000 SF
Job Search Room	350 SF	3	1,050 SF
Visitor Toilet Rooms	200 SF	2	400 SF
Personal Storage Lockers	200 SF	1	200 SF
Clothes Closet	150 SF	1	150 SF
Misc. Areas			
MP&E Rooms	100 SF	3	300 SF
NET ST. VINCENT de PAUL AREAS			16,700 SF
CIRCULATION, WALLS, STRUCTURE		X 30%	5,000 SF
TOTAL GROSS AREA ST. VINCENT de PAUL (NET + CIRCULATION)			21,700
PARKING REQUESTED:		(50 EMPLOYEE/VOLUNTEER ONLY)	
TOTAL PARKING REQUESTED:		5 0	

Program Specific

2.7

St. Joseph the Worker

SPACE SPECIFIC PROGRAM

29. June. 2001

St. Joseph the Worker			
FUNCTION	FUNCTION AREA	EA QUANTITY	TOTAL FUNCTION AREA
Administration			
Executive Director	150 SF	1	150 SF
Assistant Director	125 SF	1	125 SF
Administrative Secretary	100 SF	1	100 SF
Red Cross Associate	100 SF	1	100 SF
Volunteer Office (Two People)	100 SF	1	100 SF
Conference Room	200 SF	1	200 SF
Copy/WorkRoom	150 SF	1	150 SF
Supply Storage Room	100 SF	1	100 SF
Staff Toilet Rooms	100 SF	2	200 SF
Client Spaces			
Waiting Area (5 chairs)	100 SF	1	100 SF
Classrooms	900 SF	2	1,800 SF
Phone Room	125 SF	1	125 SF
Clothing Closet	100 SF	1	100 SF
Barber Services*	100 SF	1	100 SF
Client Toilet Rooms	100 SF	2	200 SF
Misc. Areas			
MP&E Rooms	100 SF	3	300 SF
*May be a shared area on campus			
NET ST. JOSEPH THE WORKER AREAS			4,000 SF
CIRCULATION, WALLS, STRUCTURE		X 30%	1,200 SF
TOTAL GROSS AREA ST. JOSEPH THE WORKER (NET + CIRCULATION)			5,200
PARKING REQUESTED:		(1 VAN, 5 EMPLOYEES)	
TOTAL PARKING REQUESTED:			6

Day Resource Center (DRC)

SPACE SPECIFIC PROGRAM

29. June. 2001

Day Resource Center			
FUNCTION	FUNCTION AREA	EA QUANTITY	TOTAL FUNCTION AREA
Administration			
Intake	200 SF	1	200 SF
Office Space	100 SF	5	500 SF
Staff Workroom	100 SF	1	100 SF
Storage Room	100 SF	1	100 SF
Conference Room	150 SF	1	150 SF
Staff Lounge	150 SF	1	150 SF
Staff Toilet Rooms	65 SF	2	130 SF
Janitors Room	65 SF	1	65 SF
Visitor Areas			
Day Room Men	200 SF	1	200 SF
Day Room Women	200 SF	1	200 SF
Small Activity Room	500 SF	1	500 SF
Large Activity Room	5,000 SF	1	5,000 SF
Storage Rooms	200 SF	2	400 SF
Toilet Rooms	100 SF	2	200 SF
Misc. Areas			
MP&E Rooms	60 SF	3	180 SF
NET SUPPORT SERVICES AREAS			8,100 SF
CIRCULATION, WALLS, STRUCTURE		X 30%	2,400 SF
TOTAL GROSS AREA SUPPORT SERVICES (NET + CIRCULATION)			10,500
PARKING REQUESTED:		(12 EMPLOYEES, 3 VISITOR)	
TOTAL PARKING REQUESTED:			15

2.8

Included in DRC

29. June. 2001

NET POSTAL SERVICES AREAS	500 SF
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Included in DRC

29. June. 2001

NET CITY OF PHOENIX POLICE DEPT. AREAS	1,200 SF
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Program Specific

2.9

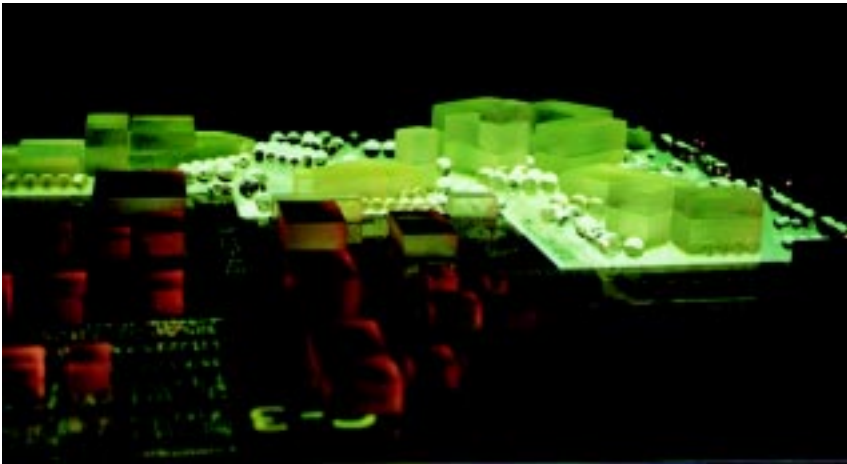
Value Options

Included in DRC

SPACE SPECIFIC PROGRAM

29. June. 2001

Value Options			
FUNCTION	FUNCTION AREA	EA QUANTITY	TOTAL FUNCTION AREA
Administration			
Waiting Area (Chairs for 5)	150 SF	1	150 SF
Receptionist/Workroom	100 SF	1	100 SF
Doctors Office	125 SF	1	125 SF
Physc. Office	125 SF	1	125 SF
Social Worker Office	100 SF	1	100 SF
Nurse Office	100 SF	1	100 SF
Case Manager	100 SF	1	100 SF
Vocational Rehab	100 SF	1	100 SF
Evaluator	100 SF	1	100 SF
Staff Toilet Rooms	65 SF	2	130 SF
Clinical Areas			
To Be Determined			2,375 SF
Misc. Areas			
MP&E Rooms	100 SF	3	300 SF
NET VALUE OPTIONS AREAS			3,800 SF
CIRCULATION, WALLS, STRUCTURE		X 30%	1,100 SF
TOTAL GROSS AREA Value Options (NET + CIRCULATION)			4,900
PARKING REQUESTED:		(7 EMPLOYEE ONLY)	
TOTAL PARKING REQUESTED:			12



Gateway Campus Site Model

3.1

On Saturday May 12, 2001, The Orcutt/Winslow Partnership and Earth Urban Design facilitated a Design Charette with the leaders of the agencies identified to provide services at the Human Gateway Services Campus. Local neighborhood associations were represented by representatives from the Capital Mall Association. A list of attendees is provided in this presentation. Tom Buick and Norm Hintz of the Maricopa County Facilities Management Department introduced the process to the group. The group was encouraged to come up with a solution that could be the model for the Valley.

Paul Winslow and Michael Dollin led the group through a series of exercises in which the providers were asked to consider their conceptual ideas of the campus as well as investigate influences that would shape it. Each of three separate groups of people pursued issues including their goals and hopes for the campus, what outside issues they saw as influencing the site and what concepts they held about how it should function and look.

Many were concerned with the level and consistency of support that the community and government would provide the center. There were fears that once the ideas were developed and the center constructed that funding would go away and the center would lose its base of support. It was also discussed that this campus should not be seen as a panacea for the “homeless problem” but rather a first step in the continuum of care for homeless persons. It was hoped that this campus could become the model for other Valley communities to follow. This would be a campus where, with a network in place, people could come to find an appropriate environment for their needs.

It was expressed that the need to coordinate the many different providers, now located in separate facilities, was an important aspect of the campus. Currently communication between agencies is minimum and services are duplicated. Bringing the agencies onto the campus would promote interaction and a coordination of services.

Several of the providers saw the campus as having a college campus aspect to it. This coupled with a southwestern, mission style architecture would provide a humanistic environment that would promote a sense of well-being. It was seen that there was a need for openness, quality exterior spaces with shade cover, and security for the users of the campus.

The providers were asked to distill their concepts into conceptual ideas of the campus by sketching out plans using the two sites under consideration. Many saw food services being close to the campus entry, with the housing elements having a secured location within the campus. The health and education centers needed to have public access and be located near the exterior of the site. The concepts were

further refined by each group after a discussion of their initial plans was held with the whole group of participants. Included in this report are the proposed plans developed by the three groups which served as a basis for the final proposed campus concept. The one concept supported most by the group consisted of a combination of the proposed sites.

A follow-up meeting was held May 24 with the charette participants to present six separate site studies of proposed campus plans refined from the charette sketches. It was felt that “elbow room” was important and the combination of the two proposed sites best suited the needs of the campus. It was further discussed that security was an issue and that there should be a limit to the number of entrances into the site for the clients. The comments received from the charette participants at this meeting further refined the design into the proposed campus plan.

Design Charette

Attendance

3.2

Maricopa County Human Services Department

Maricopa County Health Care for the Homeless

Central Arizona Shelter Services

Grace Place

Nova Safe Haven

St. Vincent de Paul

Andre House

Downtown Neighborhood Learning Center

St. Joseph the Worker

City of Phoenix Human Services Department

Maricopa County Public Works Department

Capital Mall Association

The Orcutt/ Winslow Partnership

Urban Earth Design

Caviness Studio

Maricopa County Facilities Management
Department

Rich Marshall
Darcy Bucholz
Carrie Senseman

Annette Stein
Julie Evans

Mark Holleran

Jeff Taylor

Steven Carter
May O’Conner

Stephen Zabiliski
Charlene Moran

Brent Kruger, CSC

Marcia Hopp-Newman
Cathy Wolf

Jan Gray

Neal Young
Beverly Marsh

Tom Buick

Bromley Paulin
Paul Winslow, AIA
John Cantrell, AIA
Neil Terry
Erin Lottino
Ko Yu

Michael Dollin

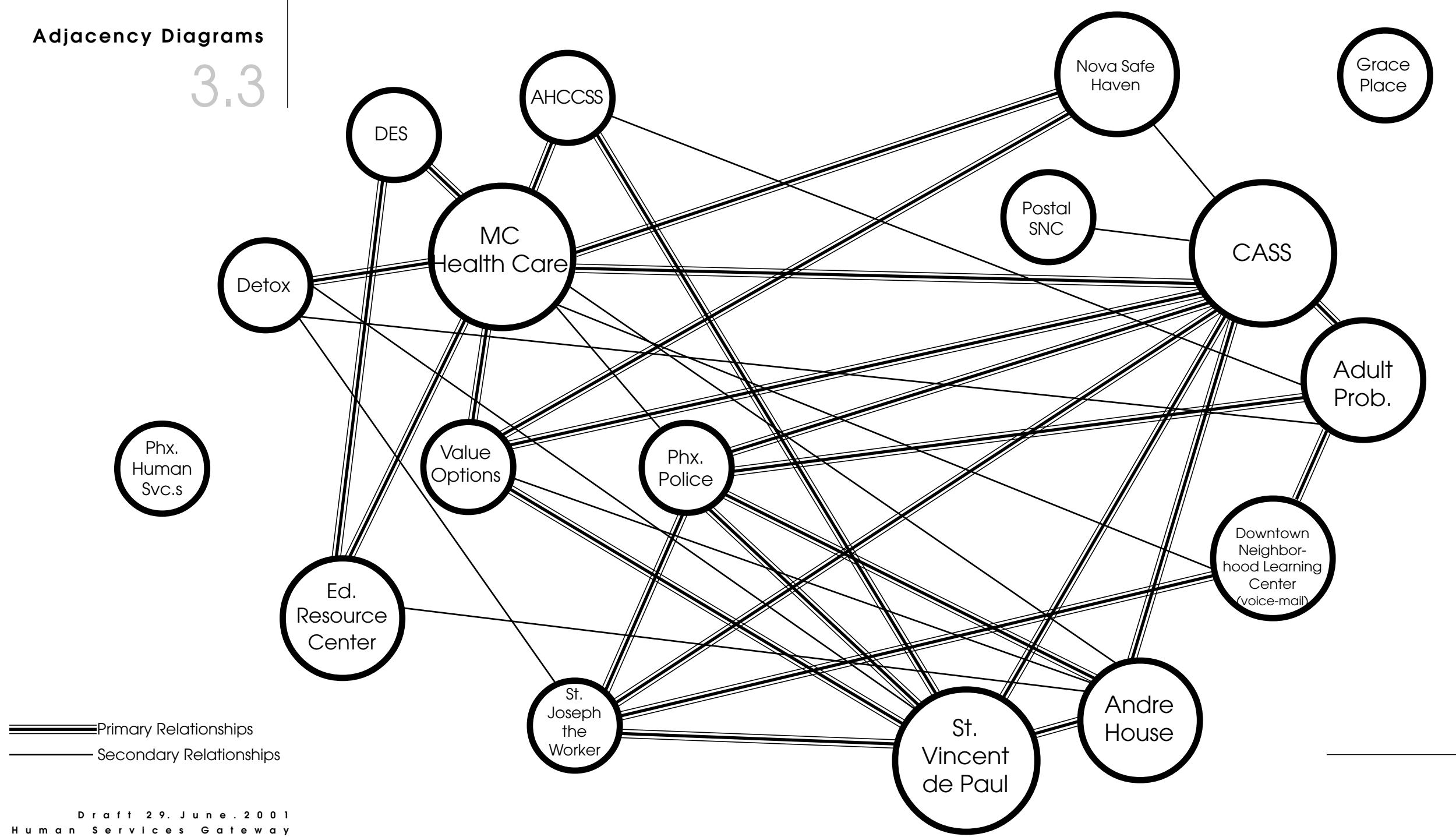
Richard Caviness, AIA

Norm Hintz
Brooks Leonard
Neil Urban



Adjacency Diagrams

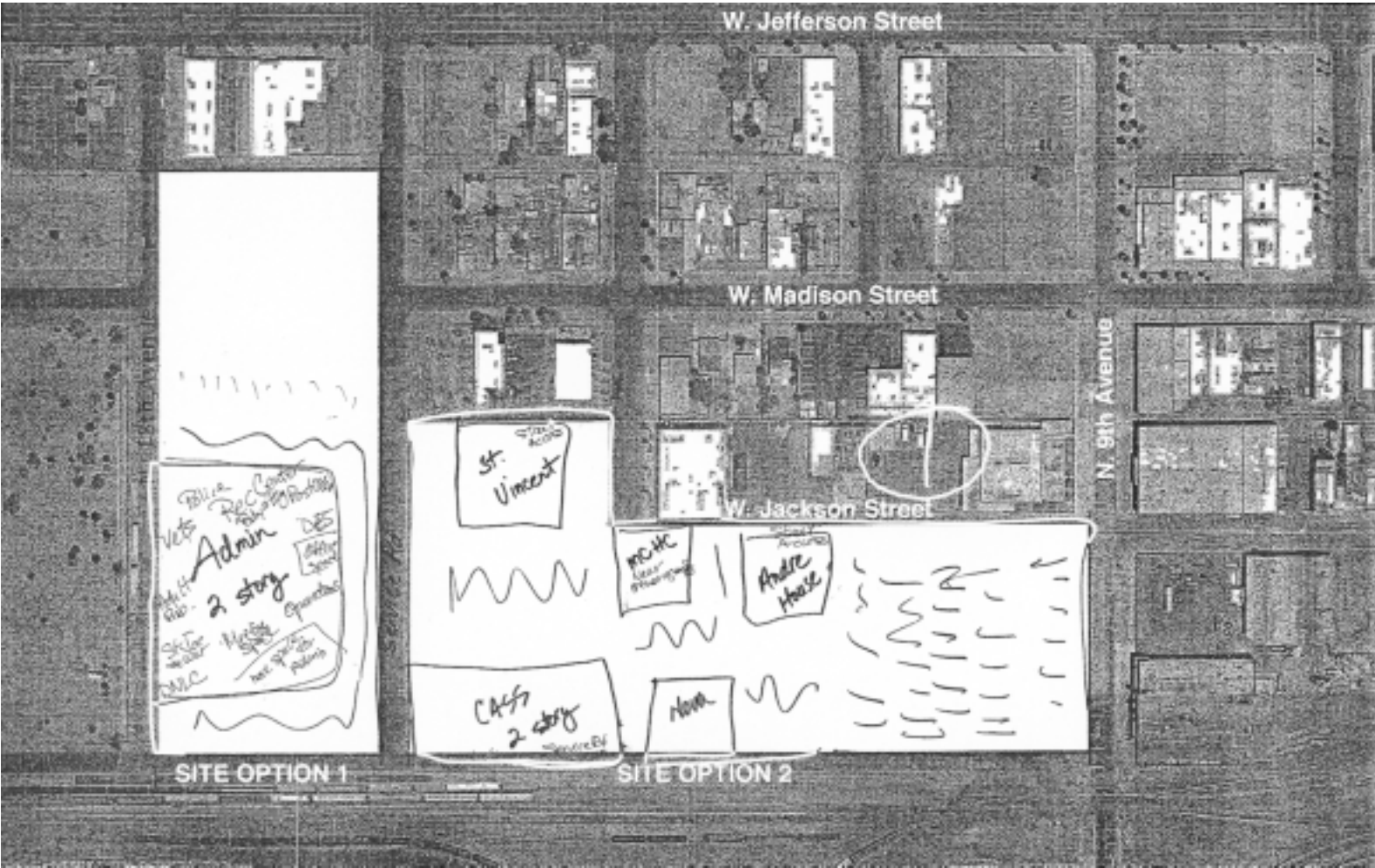
3.3



Primary Relationships
Secondary Relationships

Site Utilization Diagrams

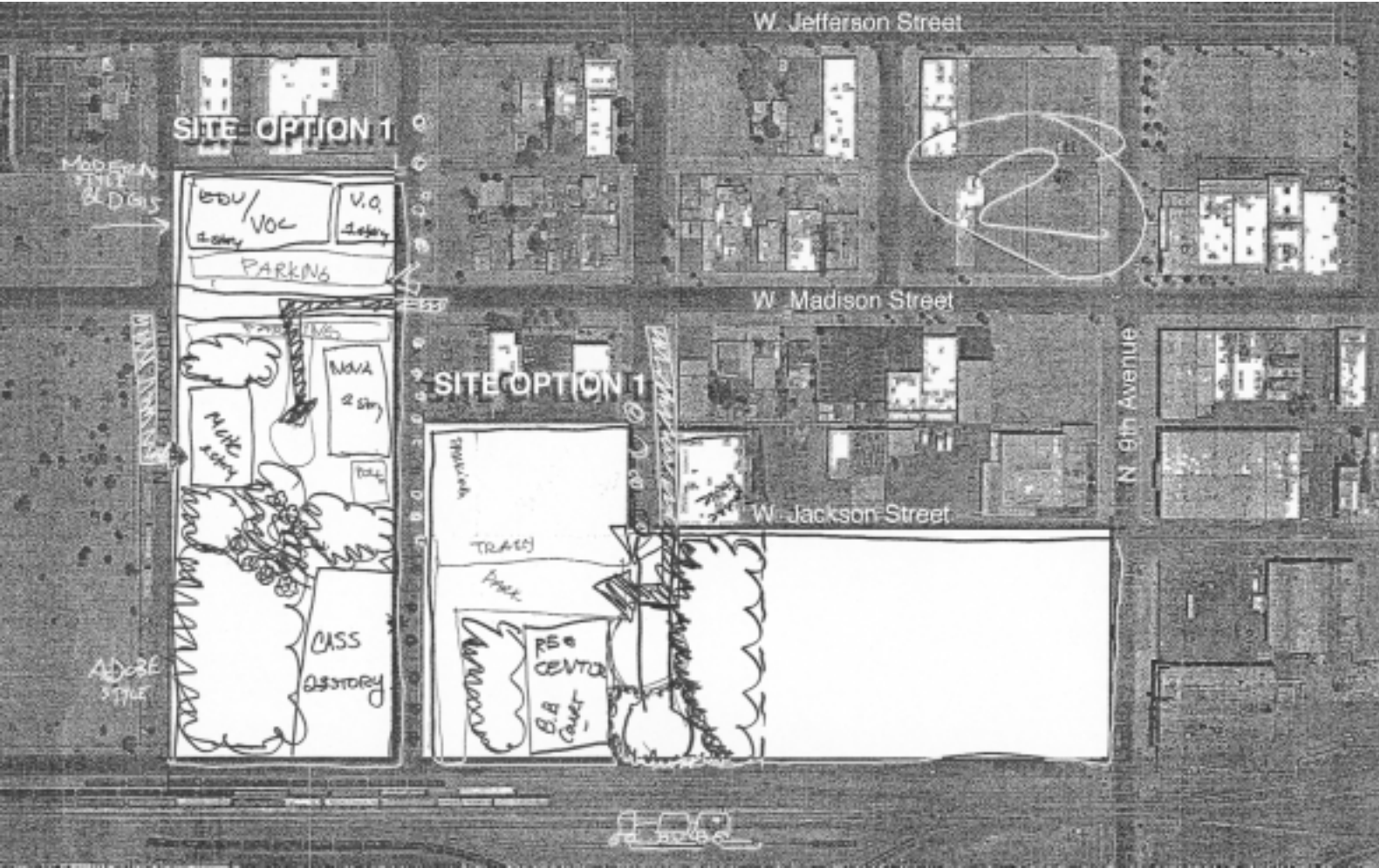
3.4



Site Utilization Diagram One:
This layout utilizes portions of Site One and all of Site Two.

Site Utilization Diagrams

3.5

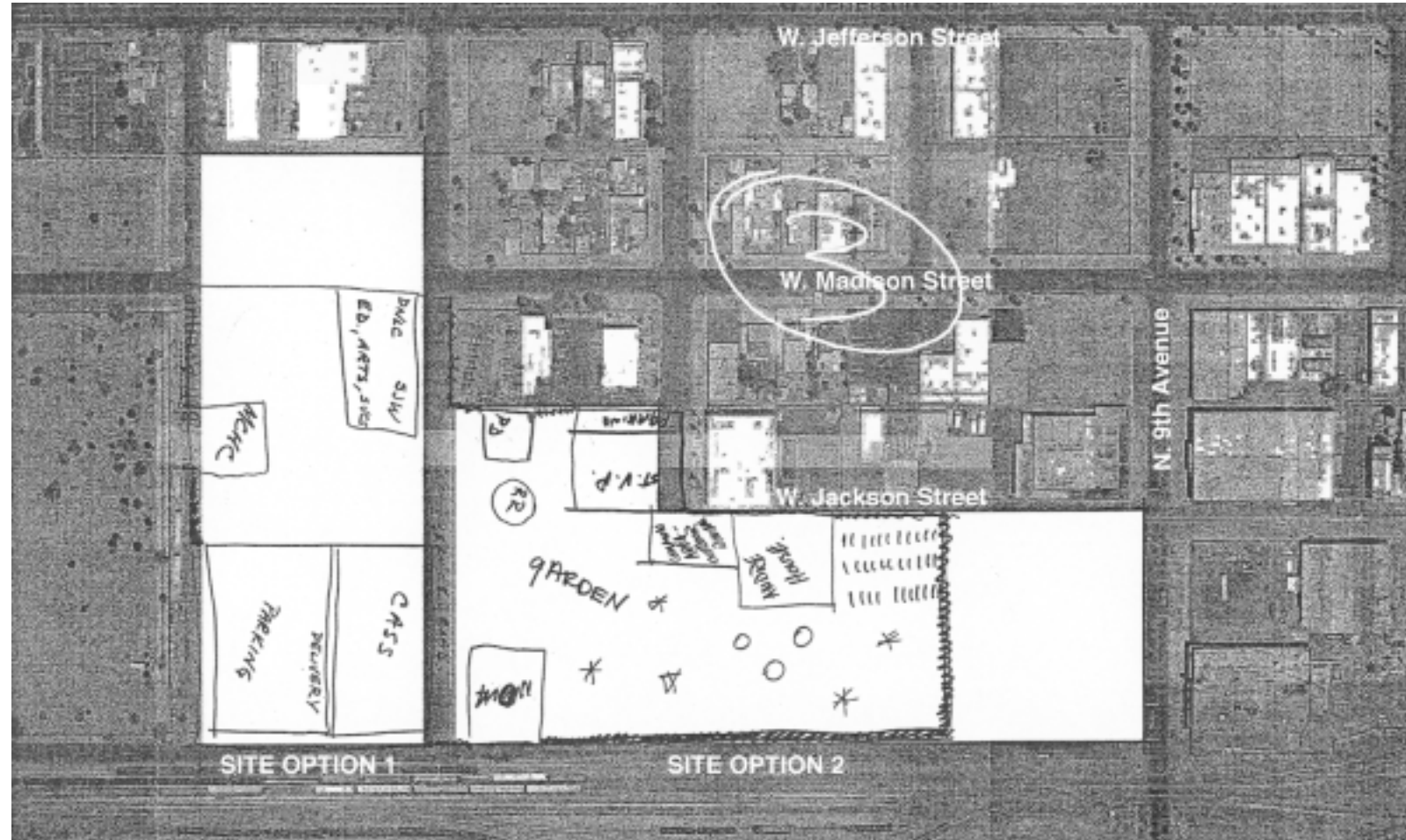


Site Utilization Diagram Two:

This layout utilizes all of Site One, a portion of Site Two, and the existing Andre House.

Site Utilization Diagrams

3.6

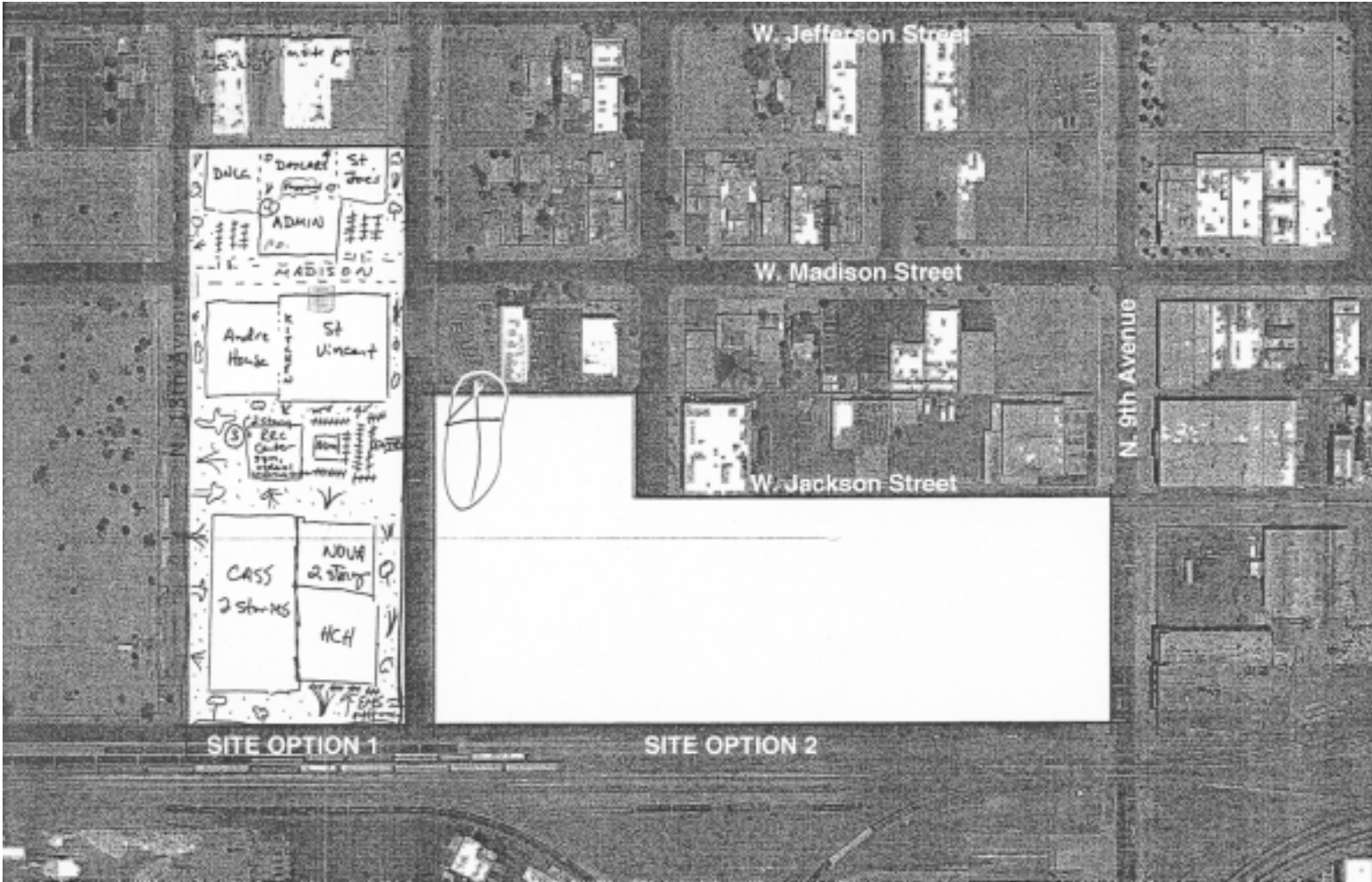


Site Utilization Diagram Three:

This layout utilizes all of Site One South of Madison and Western half of Site Two allowing for future development along Jackson to 9th Avenue

Site Utilization Diagrams

3.7



Site Utilization Diagram Four:
This layout utilizes only Site Option One.

Cost Estimate Summary

4.1

The adjacent Summary of Costs represents the totals of the specific building costs as itemized from the following sheets. Site development costs have been itemized separately from the specific building costs. In general, the buildings on the campus fall into one of four distinct categories, each having a range of cost:

Category One – “Dining Services:”

Includes St. Vincent de Paul and Andre House.
The construction type for these service providers will most likely be used for typical warehouse construction, but with an assembly occupancy demanding Type II (steel) roof construction. Exterior walls are planned to be load-bearing masonry.
Square footage costs for this construction type are the lowest of the four types and are typically in the \$65.00 - \$75.00 range.

Category Two – “Residential Services:”

Includes: Nova Safe Haven and Central Arizona Shelter Services
Construction type is predicted to be Type V, wood frame roof construction with load bearing masonry walls.
Square footage costs for this construction type are in the \$80.00 - \$90.00/sf range.

Category Three – “e*TEC:”

Includes Downtown Neighborhood Learning Center, Education Services, DRC, and St. Joseph the Worker.
Construction type is predicted to be Type II, metal frame construction with load bearing masonry walls.
Square footage costs for this construction type are in the \$80.00 - \$95.00/sf range.

Category Four – “Medical Services:”

Includes only Health Care for the Homeless.
Construction type may vary, but due to the complexity of the environmental systems and level of architectural finishes, cost is generally higher than those in the other categories.
Square footage costs for this building type are in the \$125.00 - \$150.00/sf. range.

The total of building costs is estimated at \$14,256,500. Site Development costs are estimated at \$1,648,200 for a total of \$15,904,700. To create an accurate project estimate, a General Contractors Markup on actual construction as well as professional architectural and engineering fees and building permit fees have been included. To allow for unknown design considerations an 8% design contingency is also included.

The total estimated project cost excluding Land Acquisition is projected to be \$21,375,900.

Gateway Campus
Conceptual Design Cost Estimate
Summary of Costs

Date: 29. June. 2001

Description		Area	SF. Cost	LS. Cost	Total Cost
	Buildings Summary				
	Maricopa County Healthcare for the Homeless	13,100 SF	\$148.25		\$1,942,100
	Central Arizona Shelter Services (CASS)	60,200 SF	\$88.25		\$5,312,700
	e*TEC	10,700 SF	\$85.25		\$912,200
	Nova Safe Haven	16,100 SF	\$88.25		\$1,420,800
	Andre House	16,400 SF	\$73.75		\$1,209,500
	St. Vincent de Paul	21,700 SF	\$73.75		\$1,600,400
	St. Joseph the Worker	5,200 SF	\$85.25		\$443,300
	Postal Services	700 SF	\$85.25		\$59,700
	Day Resource Center (DRC)	17,000 SF	\$79.75		\$1,355,800
	Subtotal of Building Costs:	161,100 SF	\$88.49		\$14,256,500
	Site Summary (14.3 Acres Net)				
	OffSite Civil Work			\$100,000	\$100,000
	OnSite Civil Work				
	Building Pads/Grading			\$10,000	\$10,000
	Storm Drainage System			\$80,000	\$80,000
	Fire Lines			\$75,000	\$75,000
	Water/Sewer			\$90,000	\$90,000
	Electrical			\$125,000	\$125,000
	Paving			\$228,000	\$228,000
	Sidewalks			\$267,000	\$267,000
	Fencing (\$35.00/LF)			\$111,300	\$111,300
	Landscaping (\$2.00/SF)			\$471,900	\$471,900
	Development Fees (Based on Est. 2" Meter Service to Ea. Bldg)			\$90,000	\$90,000
	Subtotal of Site Costs:				\$1,648,200

Construction Subtotal:	\$15,904,700
Design Contingency (8%)	\$1,272,376
Contractors OH&P (est. @ 12%):	\$1,908,564
Construction Total Estimated Cost:	\$19,085,600
Professional Fees/Testing/ Building Permits/Survey's (est. @ 12%)	\$2,290,272
Total Estimated Project Cost: (Excludes Land Acquisition Costs)	\$21,375,900

Cost Estimate Detail

4.2

Gateway Campus
Conceptual Design Cost Estimate
Building Detail Costs

Date: 29. June. 2001

Description	Area	SF. Cost	LS. Cost	Total Cost
Maricopa County Healthcare for the Homeless	13,100 SF			
Architectural	13,100 SF	\$88.00		\$1,152,800
Structural Systems	13,100 SF	\$30.00		\$393,000
Mechanical Systems	13,100 SF	\$12.00		\$157,200
Plumbing	13,100 SF	\$6.25		\$81,875
Electrical Systems	13,100 SF	\$12.00		\$157,200
Subtotal:	13,100 SF	\$148.25		\$1,942,100
Central Arizona Shelter (CASS)	60,200 SF			
Architectural	60,200 SF	\$35.00		\$2,107,000
Structural Systems	60,200 SF	\$28.00		\$1,685,600
Mechanical Systems	60,200 SF	\$10.00		\$602,000
Plumbing	60,200 SF	\$5.25		\$316,050
Electrical Systems	60,200 SF	\$10.00		\$602,000
Subtotal:	60,200 SF	\$88.25		\$5,312,700
e*TEC	10,700 SF			
Architectural	10,700 SF	\$38.00		\$406,600
Structural Systems	10,700 SF	\$25.00		\$267,500
Mechanical Systems	10,700 SF	\$8.00		\$85,600
Plumbing	10,700 SF	\$4.75		\$50,825
Electrical Systems	10,700 SF	\$9.50		\$101,650
Subtotal:	10,700 SF	\$85.25		\$912,200
Nova Safe Haven	16,100 SF			
Architectural	16,100 SF	\$35.00		\$563,500
Structural Systems	16,100 SF	\$28.00		\$450,800
Mechanical Systems	16,100 SF	\$10.00		\$161,000
Plumbing	16,100 SF	\$5.25		\$84,525
Electrical Systems	16,100 SF	\$10.00		\$161,000
Subtotal:	16,100 SF	\$88.25		\$1,420,800
Andre House	16,400 SF			
Architectural	16,400 SF	\$32.00		\$524,800
Structural Systems	16,400 SF	\$21.00		\$344,400
Mechanical Systems	16,400 SF	\$7.25		\$118,900
Plumbing	16,400 SF	\$5.25		\$86,100
Electrical Systems	16,400 SF	\$8.25		\$135,300
Subtotal:	16,400 SF	\$73.75		\$1,209,500

Gateway Campus
Conceptual Design Cost Estimate
Building Detail Costs

Date: 29.June.2001

Description	Area	SF. Cost	LS. Cost	Total Cost
St. Vincent de Paul	21,700 SF			
Architectural	21,700 SF	\$32.00		\$694,400
Structural Systems	21,700 SF	\$21.00		\$455,700
Mechanical Systems	21,700 SF	\$7.25		\$157,325
Plumbing	21,700 SF	\$5.25		\$113,925
Electrical Systems	21,700 SF	\$8.25		\$179,025
Subtotal:	21,700 SF	\$73.75		\$1,600,400
St. Joseph the Worker	5,200 SF			
Architectural	5,200 SF	\$38.00		\$197,600
Structural Systems	5,200 SF	\$25.00		\$130,000
Mechanical Systems	5,200 SF	\$8.00		\$41,600
Plumbing	5,200 SF	\$4.75		\$24,700
Electrical Systems	5,200 SF	\$9.50		\$49,400
Subtotal:	5,200 SF	\$85.25		\$443,300
Postal Services	700 SF			
Architectural	700 SF	\$38.00		\$26,600
Structural Systems	700 SF	\$25.00		\$17,500
Mechanical Systems	700 SF	\$8.00		\$5,600
Plumbing	700 SF	\$4.75		\$3,325
Electrical Systems	700 SF	\$9.50		\$6,650
Subtotal:	700 SF	\$85.25		\$59,700
Day Resource Center (DRC)	17,000 SF			
Architectural	17,000 SF	\$38.00		\$646,000
Structural Systems	17,000 SF	\$21.00		\$357,000
Mechanical Systems	17,000 SF	\$7.25		\$123,250
Plumbing	17,000 SF	\$5.25		\$89,250
Electrical Systems	17,000 SF	\$8.25		\$140,250
Subtotal:	17,000 SF	\$79.75		\$1,355,800

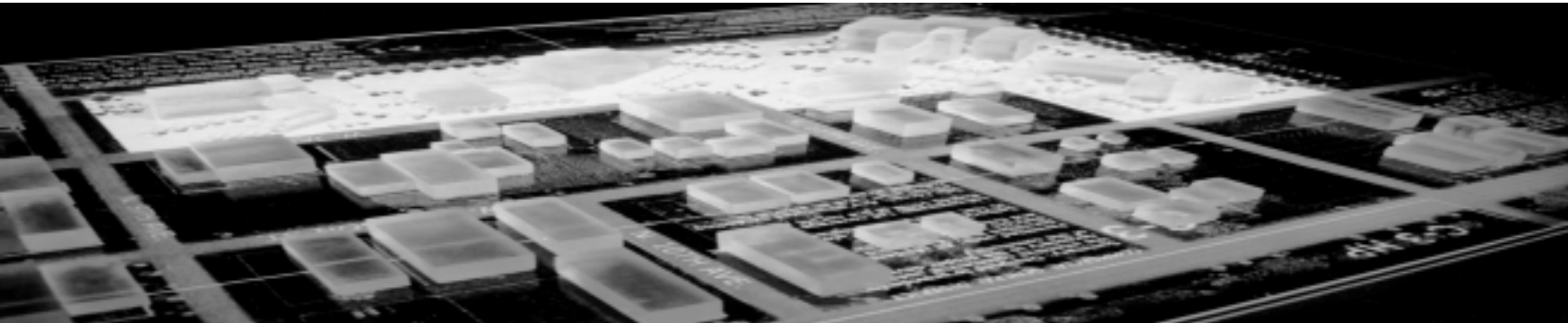
Site Alternatives

5.1

The Design Team was commissioned to study three alternative building studies on two sites called Site Option One and Two. After the Design Charrette a third site option which was a combination of Sites One and Two was included. The number of alternative site studies was then reduced from three on two sites to two schemes on three sites, 1A/B, 2A/B and 3A/B. Common site constraints were:

- Separate community access from street to health care, food service, and educational center components.
- Minimize impact to Capital Mall area.
- Jackson Street will become an important “Image Zone.”
- Minimize entry points
- Adequate open space for interior site circulation.
- A compartmentalized Site Plan allowing for the separation of visitors from temporary residents.
- Secured parking for staff and volunteers close to buildings.
- Police should have presence and excellent visibility of all on site activities, especially restrooms.
- Andre House and St. Vincent de Paul require the ability to own the building and property they operate.

Conclusion:
From these six schemes two were singled out for further development. They are site studies 2C and 3C. After review of these studies by the providers the final site plan was conceived using Site Option 3C as a basis for the design.



Site Options:

1A/B

Advantages

- Appropriate density for an urban site
- Separation of Educational Center from Campus and the City of Phoenix
- Uses land currently owned by Maricopa County
 - Secured parking for volunteers and staff
- CASS located at unobtrusive corner of site
 - Security located at center of site

Disadvantages

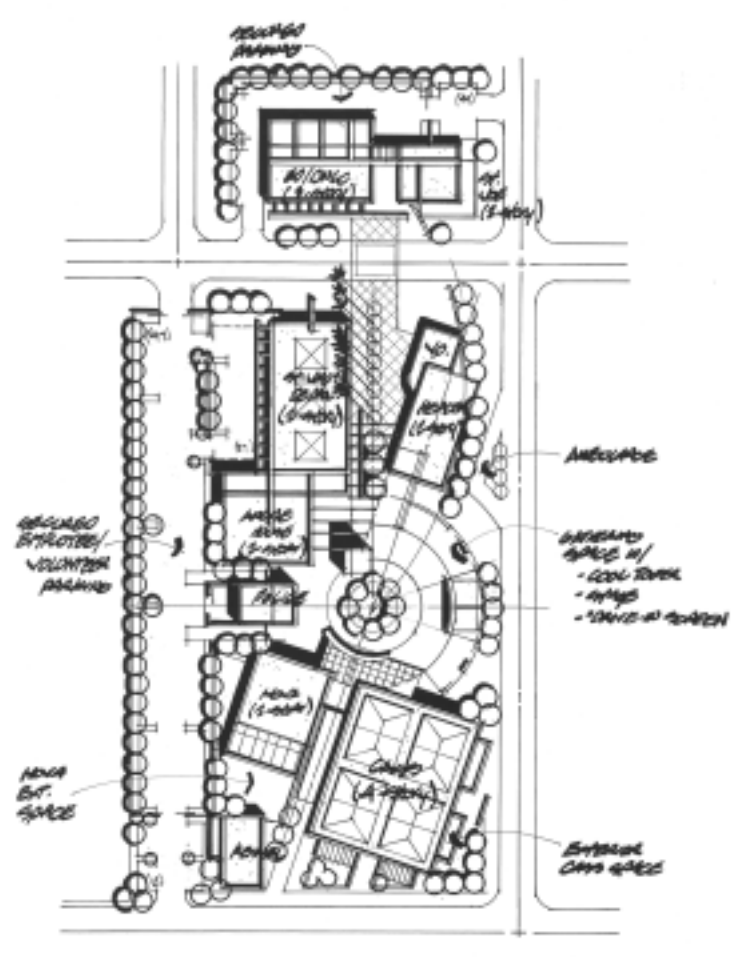
- Interior open space limited due to small site
- Difficult to seperate community visitors from homeless
- Parking is limited, structured or street parking may be necessary
 - Difficult to define property boundaries for faith based groups ownership
- Project would be phased since both CASS and Health Care for the Homeless are currently located on this site

Conclusions

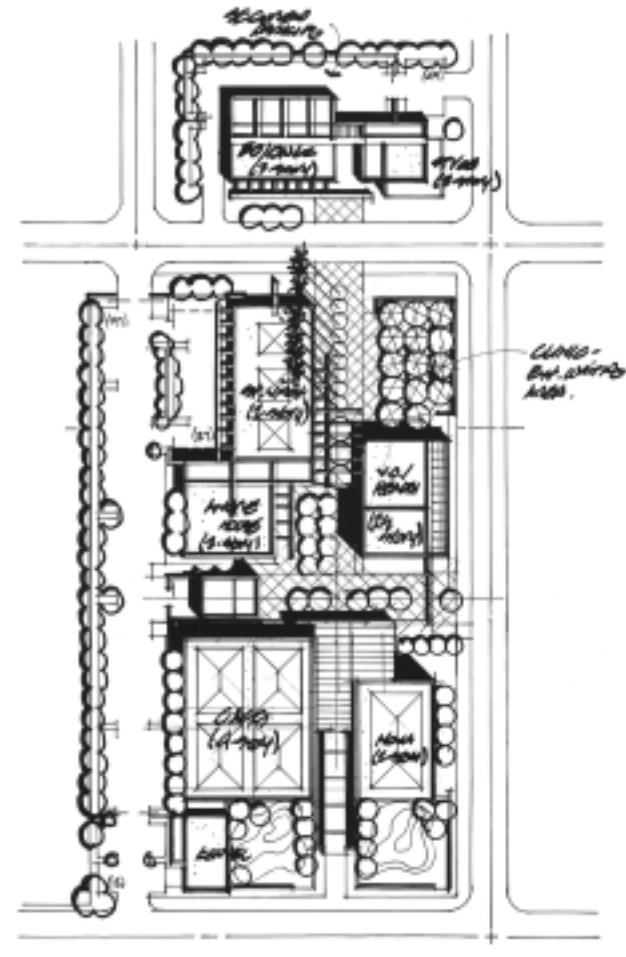
The providers felt that the separation of services caused by Madison Street was problematic as well as the complications caused by the small site. No further consideration was given to these site studies.

Site Alternatives

5.2



Site 1A



Site 1B

Site Option:

2A

Advantages

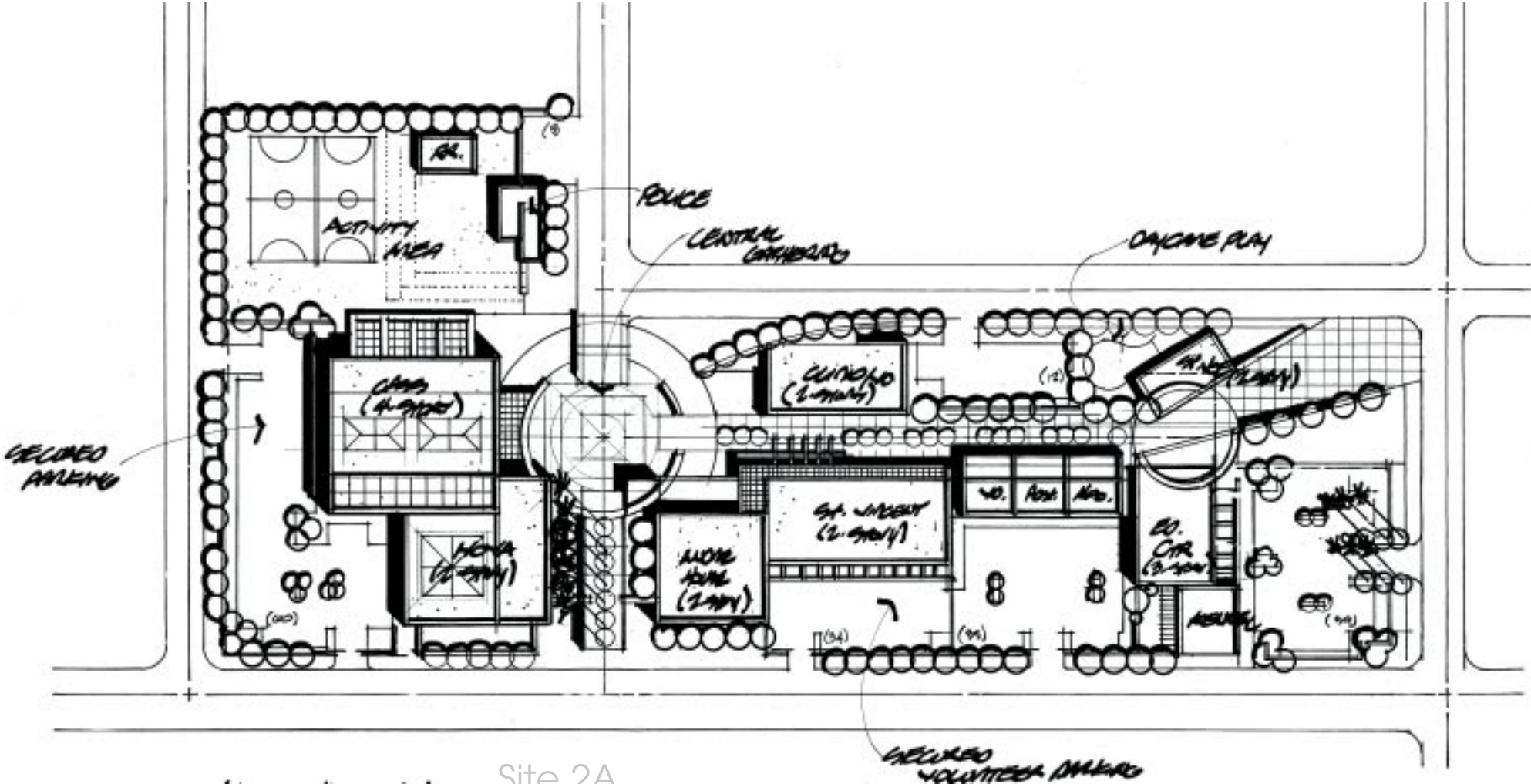
- Adequate open space for large groups of people
- Interior “streetscape” path to each provider, gets people off the street
- Educational Center creates good first impression from the corner of 9th and Jackson
- Adequate secured parking for volunteers and staff directly adjacent to buildings
 - CASS located at unobtrusive corner of site
 - Security located at center of site
 - Large exterior activity area

Disadvantages

- Difficult access to St. Vincents and Andre House from Jackson Street
- Difficult to separate community visitors from homeless
- Exterior activity area adjacent to existing business area may cause problems
- Difficult to define property boundaries for faith based groups ownership
 - Overall parking may be less than desirable
- Health Care for the Homeless would prefer not to be located adjacent to food service providers

Conclusions

The providers were divided that the interior streetscape might encourage people to “hangout”. The lack of visibility of St. Vincent and Andre house was viewed as problematic.



Site 2A

Site Option:

2B

Advantages

- Adequate open space for large groups of people
- Good visibilty of St. Vincents and Andre House
- Educational Center creates good first impression from the corner of 9th and Jackson
- Adequate secured parking for volunteers and staff directly adjacent to buildings
- CASS located at unobtrusive corner of site
- Security located at center of site

Disadvantages

- Travel from Educational Center to other providers must occur along Jackson Street
- Difficult to separate community visitors from homeless
 - Minimal designated activity areas
- Nova Safe Haven prefers separate access to building
- Overall parking may be less than desirable

Conclusions

The providers liked many aspects of this plan but still had concerns over the lack of exterior open space. There was also concern that secured parking may not be adequate. Because of these concerns a third site option (2C) was developed and presented to the providers.

5.4



Site Option:

2C

Advantages

- Adequate open space for large groups of people
- Interior “streetscape” path to each provider gets people off the street from a visibility standpoint
 - Educational Center creates good first impression from the corner of 9th and Jackson
- Adequate secured parking for volunteers and staff directly adjacent to buildings
 - CASS located at unobtrusive corner of site
 - Security located at center of site
- Large exterior activity area w/ parking lot buffer to adjacent business

Disadvantages

- Difficult access to St. Vincents and Andre House from Jackson Street
- Difficult to separate community visitors from homeless
- Exterior activity area adjacent to existing business area may cause problems
- Difficult to define property boundaries for faith based groups ownership
- Health Care for the Homeless would prefer not to be located adjacent to food service providers

Conclusions

The providers were concerned the streetscape will encourage people to “hangout.” The lack of visibility of St. Vincent and Andre house was viewed as unacceptable. In general, this plan was acceptable by the providers if visibility issues could be resolved.

5.5



Site Option:

3A

Advantages

- Adequate open space for large groups of people
 - Controlled entry points easily located
- Unused 2.2 acres of land may be sold off or land banked for future use by County
- Adequate secured parking for volunteers and staff directly adjacent to buildings
 - CASS located at unobtrusive corner of site
 - Security located at center of site
 - Large separated activity areas

Disadvantages

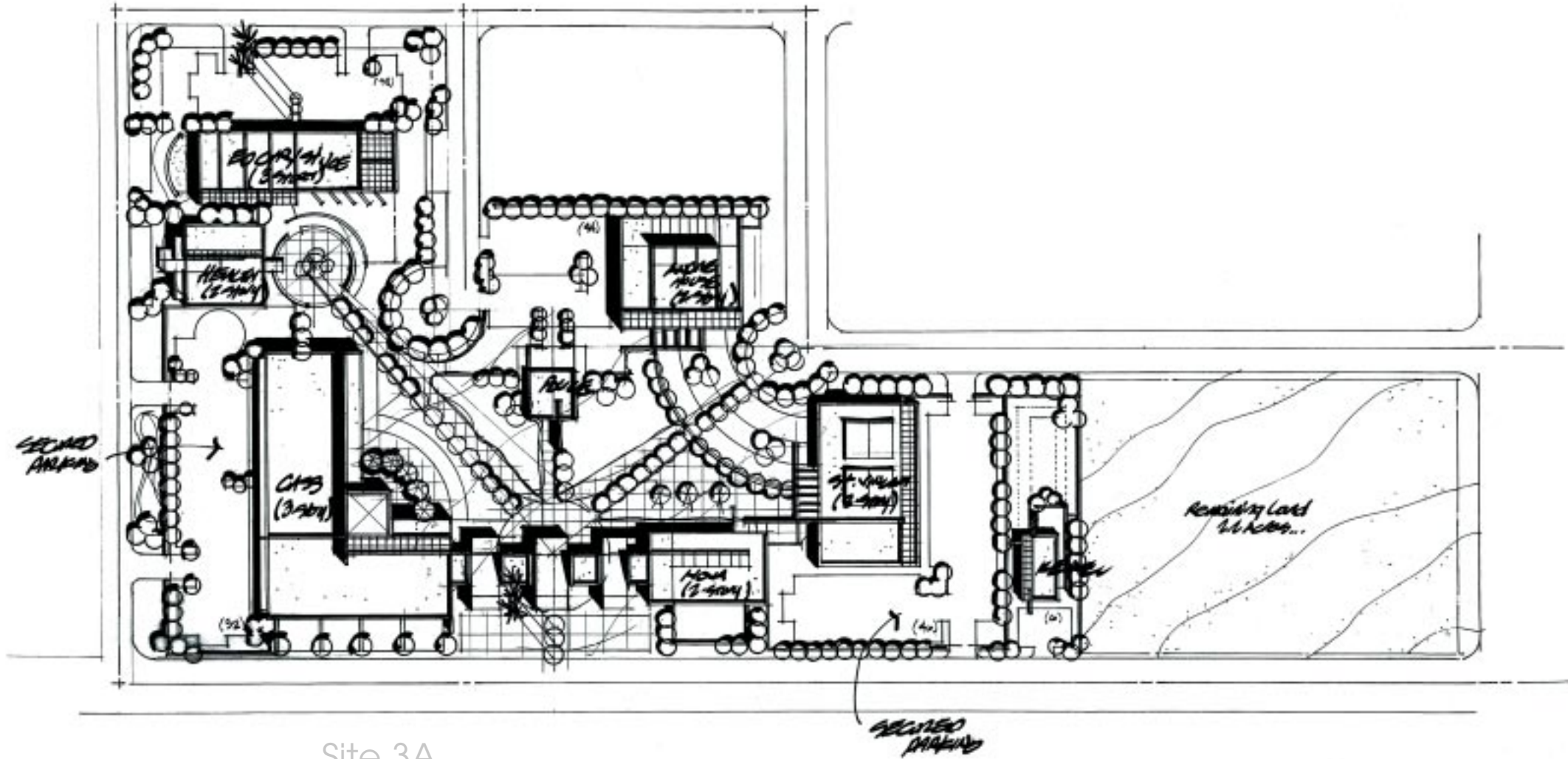
- Separate Food Service Buildings do not allow for shared use of receiving/parking areas
- Unused land at 9th and Jackson may create a “campground” for the homeless
 - Nova Safe Haven should be within close proximity of Health Care componet

Conclusions

The providers liked the open space this site allowed. The major concern with leaving vacant land around the site which may encourage vagrancy.

Site Alternatives

5.6



Site Option:

3B

Advantages

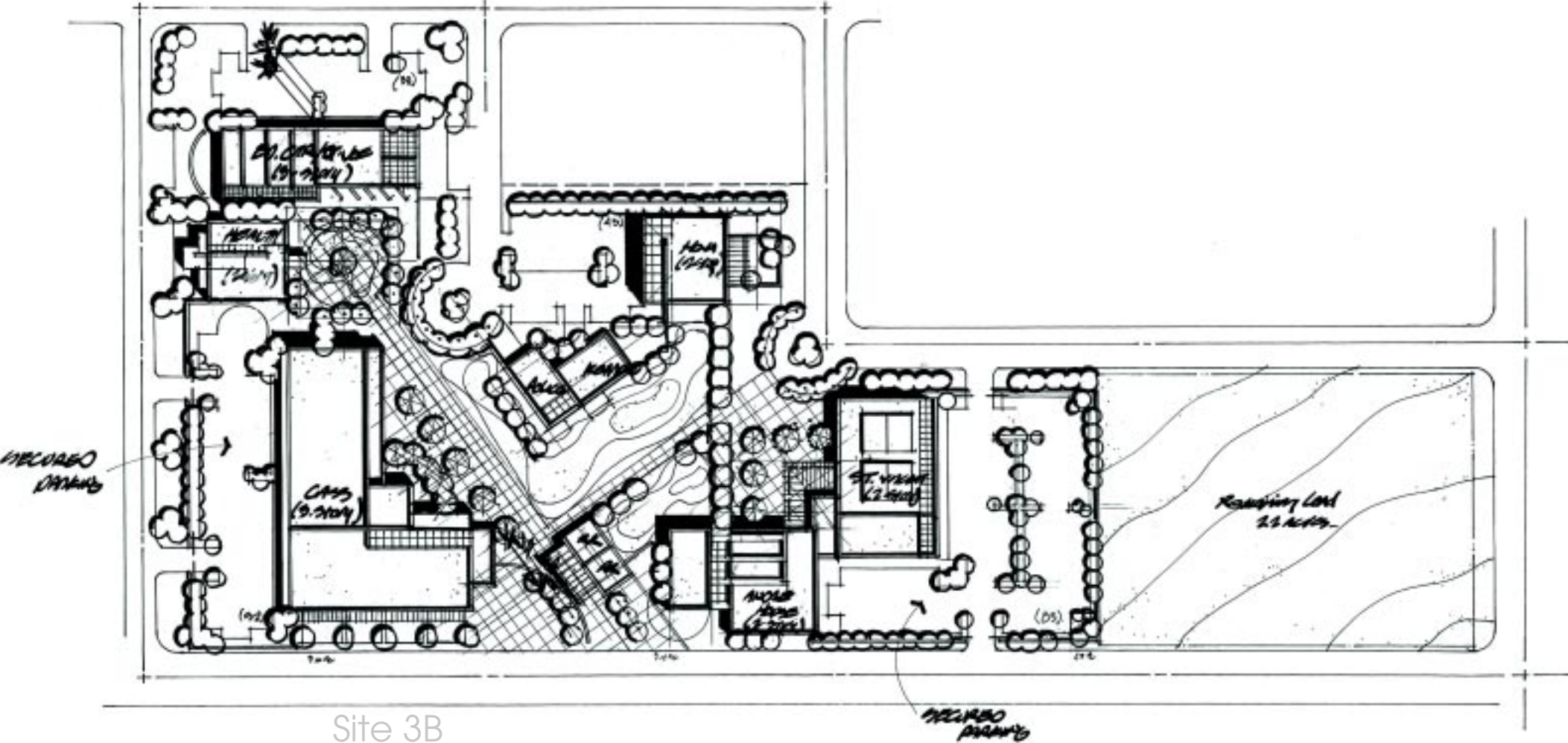
- Adequate open space for large groups of people
 - Controlled entry points easily located
- Unused 2.2 acres of land may be sold off or land banked for future use by County
- Adequate secured parking for volunteers and staff directly adjacent to buildings
 - CASS located at unobtrusive corner of site
 - Security located at center of site
 - Large separated activity areas
 - Nova Safe Haven located closer to Health Care
- Food Service providers located adjacent to each other to allow for dual use of receiving and parking areas

Disadvantages

- Unused land at 9th and Jackson may create a “campground” for the homeless
 - CASS and Nova would like secured courtyard space for temporary visitors
- CASS and Nova would also like to have a closer relationship with each other

Conclusions

The providers liked the open space this site allowed, and the general arrangement of the facilities. The major concern was leaving vacant land around the site which may encourage vagrancy. However, the group did not want to give up the option to use the area.



Site Option:

3C

Advantages

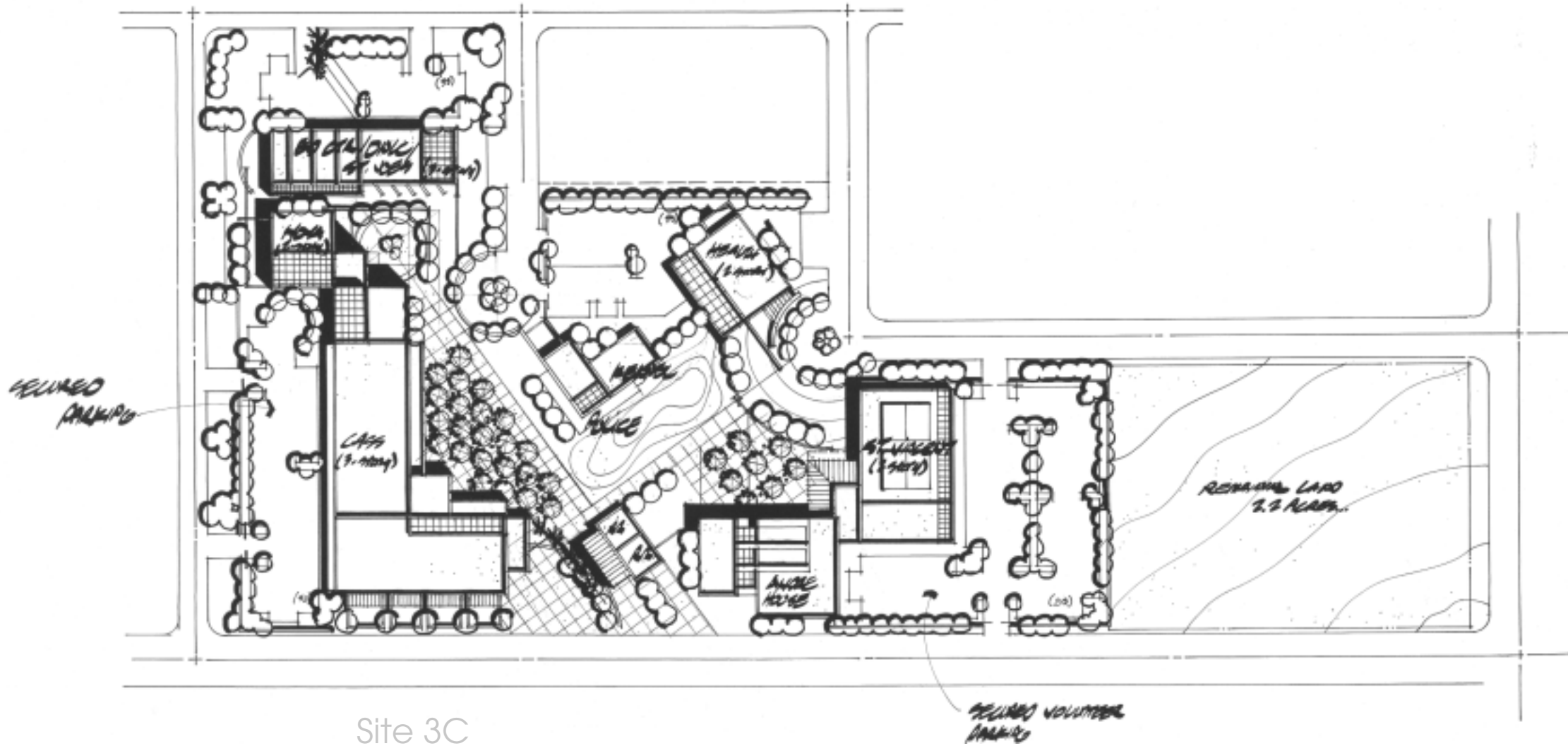
- Adequate open space for large groups of people
 - Controlled entry points easily located
- Unused 2.2 acres of land may be sold off or land banked for future use by County
- Adequate secured parking for volunteers and staff directly adjacent to buildings
 - CASS located at unobtrusive corner of site
 - Security located at center of site
 - Large separated activity areas
 - Nova Safe Haven located closer to Health Care
- Food Service providers located adjacent to each other to allow for dual use of receiving and parking areas
 - Nova Safe Haven located adjacent to CASS

Disadvantages

- Unused land at 9th and Jackson may create a “campground” for the homeless
- CASS and Nova would like secured courtyard space for clients

Conclusions

The providers liked the open space this site allowed, and the general arrangement of the facilities. The major concern was leaving vacant land around the site which may encourage vagrancy. An additional Site Option, 3D was developed to utilize the unused 2.2 acres.



Site 3C

Site Option:

3D

Advantages

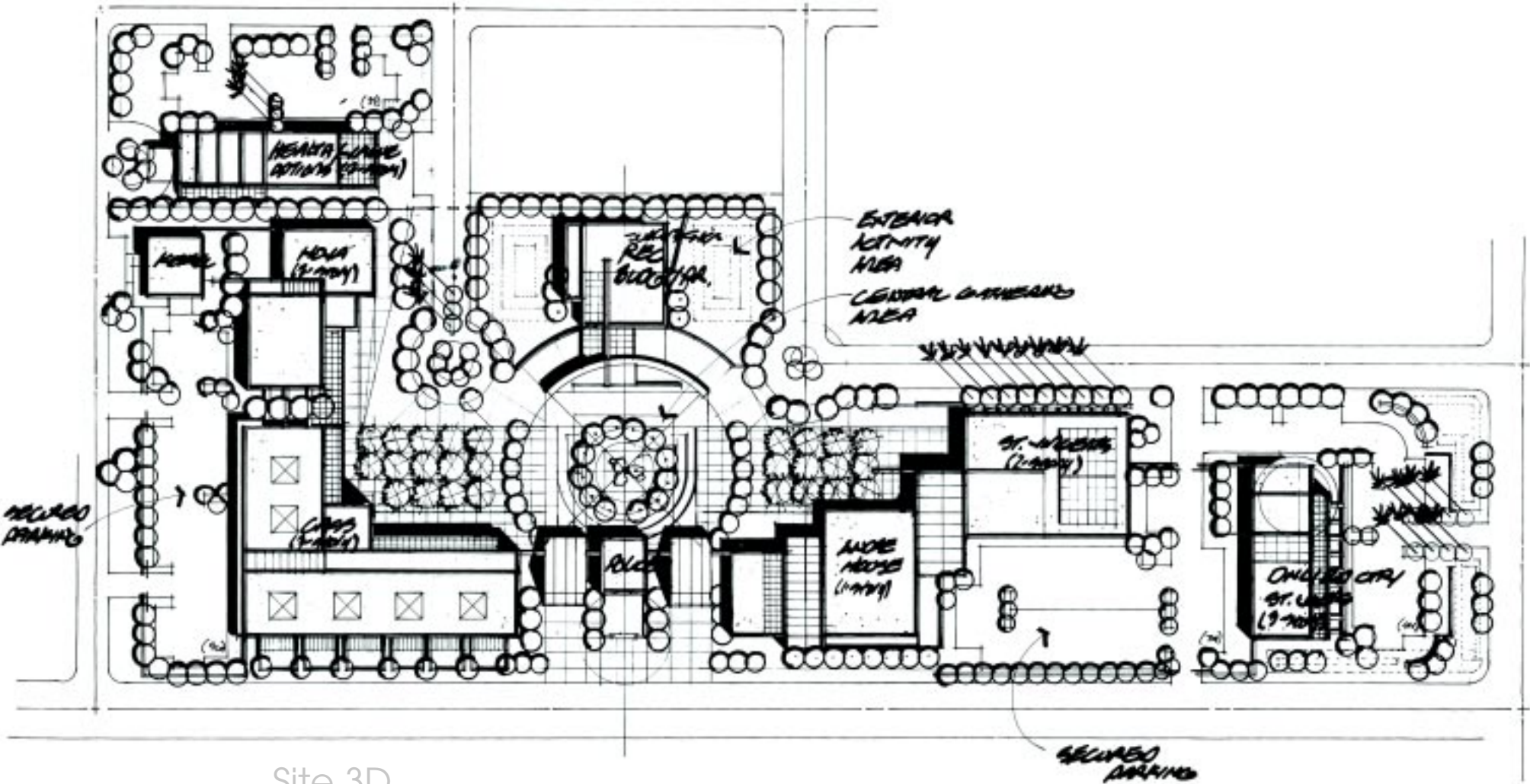
- Adequate open space for large groups of people
 - Controlled entry points easily located
- Adequate secured parking for volunteers and staff directly adjacent to buildings
 - CASS located at unobtrusive corner of site
 - Security located at center of site
 - Large separated activity areas
 - Nova Safe Haven located closer to Health Care
- Food Service providers located adjacent to each other to allow for dual use of receiving and parking areas
 - Nova Safe Haven located adjacent to CASS

Disadvantages

- Health Care for the Homeless would prefer to be between CASS and Nova Safe Haven
 - CASS and Nova would like secured courtyard space for clients
 - Educational Center at 9th and Jackson should have more presence since this is the first view of the Campus from the corner

Conclusions

The providers liked the open space this site allowed, and the general arrangement of the facilities with the exception of Nova and Health Care. This Site plan was further refined at a Facilities management /User group staff level which resulted in the Final Site Plan.



Site 3D

Site Dialogue:

The project is envisioned as a transitional campus. In many ways it is similar to a college you may have attended. The campus is a city within a city; a collection of buildings of varying scales appropriate for their intended use. The tallest building will be 3 stories.

The courtyard is used as an organizing element, which links all components. Access is limited by design. Each building will have adjacent associated exterior space. In the case of Nova Safe Haven and CASS, secured courtyards to provide separation of their clients from the rest of the campus visitors will be provided. Food service providers will share a common receiving area and secured volunteer parking lot.

Site Location:

The Site is bordered by North 9th Avenue to the east, West Harrison Street to the South, North 13th Avenue to the West, and a portion of Madison and Jackson Streets to the North.

Site Zoning:

The Site is currently zoned as A-1 Light Industrial District: A district of industrial uses designed to serve the needs of the community for Industrial activity not offensive to nearby commercial and residential uses.

Uses permitted by this Zoning are the same as those permitted in RE-24, R-3, R-4, R-5, C-1, C-2 and C-3 districts with residential uses subject to a permit. Also included are building materials wholesale and storage, garment factory, freight yards, home movers, millwork, day labor hiring or transportation centers, Salvation Army welfare activities, religious missions, including charity dining halls and similar activities either enclosed or open.

Site standards allow buildings of 56 feet maximum height up to 80 feet with a specific plan of development. 30 foot setback for side and rear yards adjacent to residential district. No outdoor uses shall be within 75 feet of a public street. An open use within 100 feet of a residential district or any public street shall be screened by a 6-foot high solid wall or fence.

Site Area:

Gross site area is 15.06 acres or 656,262 SF. (including abandoned streets).
Net site area is 14.43 acres or 628,571 SF. (including abandoned streets).

Total Building Area:

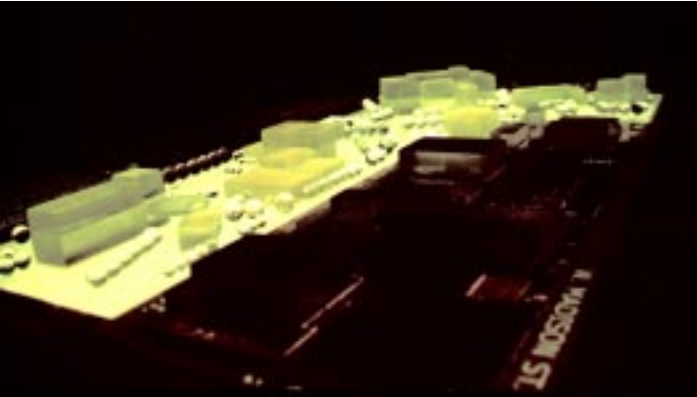
173,683 SF.

% Lot Coverage:

.28% Coverage

Total Parking Provided:

211 Parking Spaces + street side parallel or angle parking



Gateway Campus - Site Model

Site Plan Key

6.2

- A • Nova Safe Haven:**
2 1/2 to 3 Story Facility
16,100 SF. of Total Building Area

Temporary housing facility for the seriously mentally ill. Contains 50 beds maximum. Nova is a private Non-Profit organization primarily funded by HUD.

a1 • Secured courtyard for Nova Residents
a2 • Secured shared (w/ Clinic) parking for 28 vehicles – Nova Staff
- B • Maricopa County Health Care for the Homeless:**
2 Story Facility
13,100 SF. of Total Building Area

Interdisciplinary health care services to homeless people population combining street outreach, integrated primary medical care, mental health and substance abuse service, and case management.

b1 • Ambulance Entry/Covered Drop-off for visiting Community
b2 • Secured shared (w/ Nova) parking for Clinic Staff
- C • Central Arizona Shelter Services (CASS)**
3 Story Facility
60,200 SF. of Total Building Area

Temporary emergency housing facility for homeless people. Contains 400 beds maximum. CASS is a private Non-Profit organization funded by the City of Phoenix, Maricopa County and grants.

c1 • Secured CASS garden/landscaped area
c2 • Secured courtyard for CASS Residents
c3 • Secured parking for 31 vehicles – CASS Staff
- D • Campus Security**
1 Story Facility
1,600 SF. of Total Building Area

City of Phoenix Police Substation and

- Protective Services Security Center providing support for the campus providers.
- d1** • Parking for 3 police vehicles
- E • Day Resource Center/ Main Access Point:**
2 Story Facility
17,000 SF. of Total Building Area

Building contains a variety of users and may become hub or center of campus. First time visitors to campus will check in with case managers at a common intake center. The building will contain daytime activity spaces. Value Options and Postal services may also be located in this building.

e1 • Exterior activities area
e2 • Shared (w/ police) parking area for 8 staff vehicles
- F • Andre House:**
1 1/2 Story Facility
16,400 SF. of Total Building Area

Facility provides free dinners for homeless persons and community poor. Andre House is a faith-based provider that relies on private funding and volunteer help. It is important for them to own the land and building they operate.

f1 • Exterior shaded gathering area for those waiting for dinner
f2 • Secured and shared (w/ St. Vincent’s) parking area for 72 volunteers and receiving
- G • St. Vincent de Paul:**
1 1/2 Story Facility
21,700 SF. of Total Building Area

Facility provides free lunch and other supportive services for homeless people and community poor. St. Vincent’s is a faith-based provider that relies on private funding and volunteer help. It is important for them to own the land and building they operate.

g1 • Exterior shaded gathering area for those waiting for lunch
g2 • Secured and shared (w/ Andre House)

- parking area for volunteers and receiving
- H • St. Joseph the Worker:**
2 Story Facility
5,135 SF. of Total Building Area

Facility assists in job placement, resume writing and out-fitting visitors with supplies and clothing for homeless persons and the community poor. St. Joseph’s is a Non-Profit provider that relies on private funding and volunteer help.

h1 • Secured and shared (w/ Food Service Groups) parking area for 8 staff.
- I • e*TEC:**
3 Story Facility
10,700 SF. of Total Building Area

Education, Training, and Employment Center (e*TEC)
Facility provides classroom space for: basic education services (GED, ESL, ABE); life skills workshops; job readiness training; computer training/ internet literacy. Programs include skills and career assessment, computer lab for job search activities, phone bank and drop-in childcare for clients.

i1 • Secured and shared (w/ Food Service Groups) parking area for 15 staff.
i2 • Visitor Parking Area for 31.



6.4

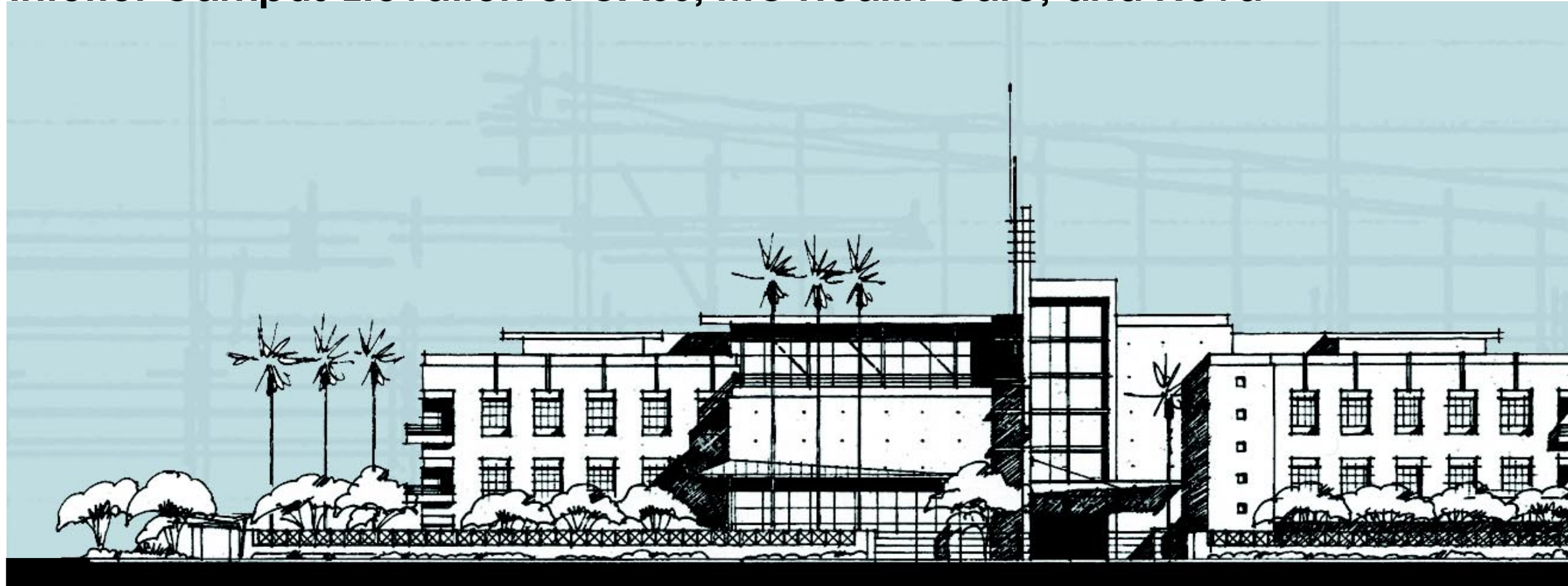


View of CASS, MC Health Care, and Nova

Elevation

6.5

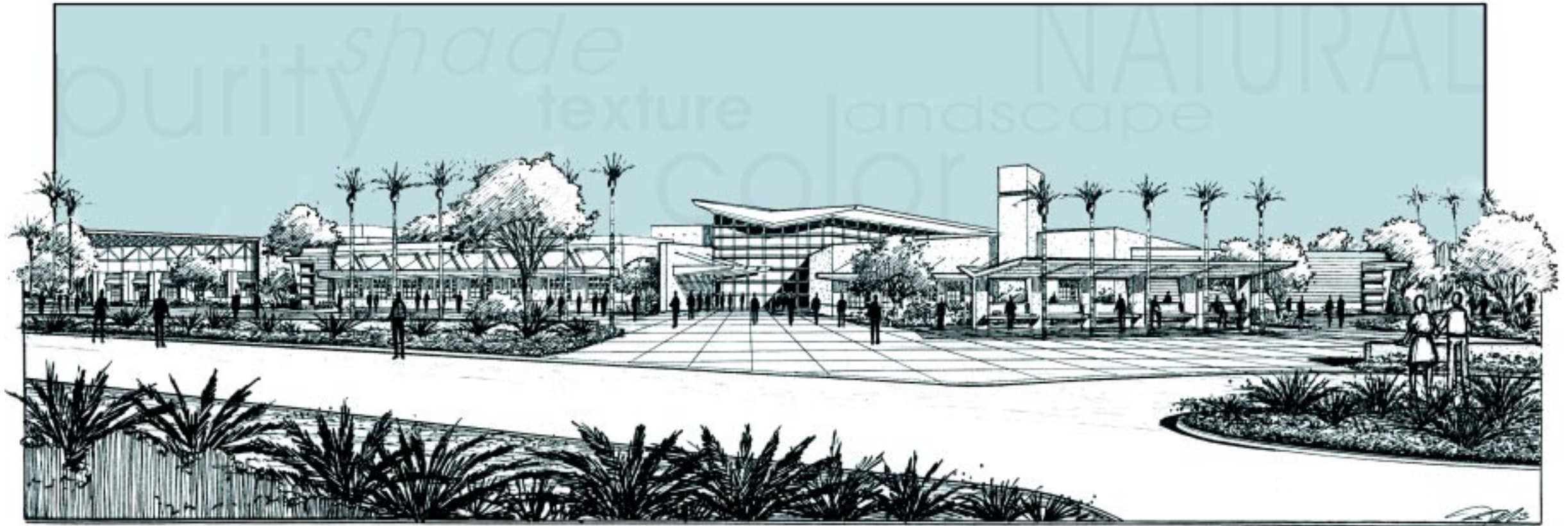
Interior Campus Elevation of CASS, MC Health Care, and Nova





Perspective

6.6

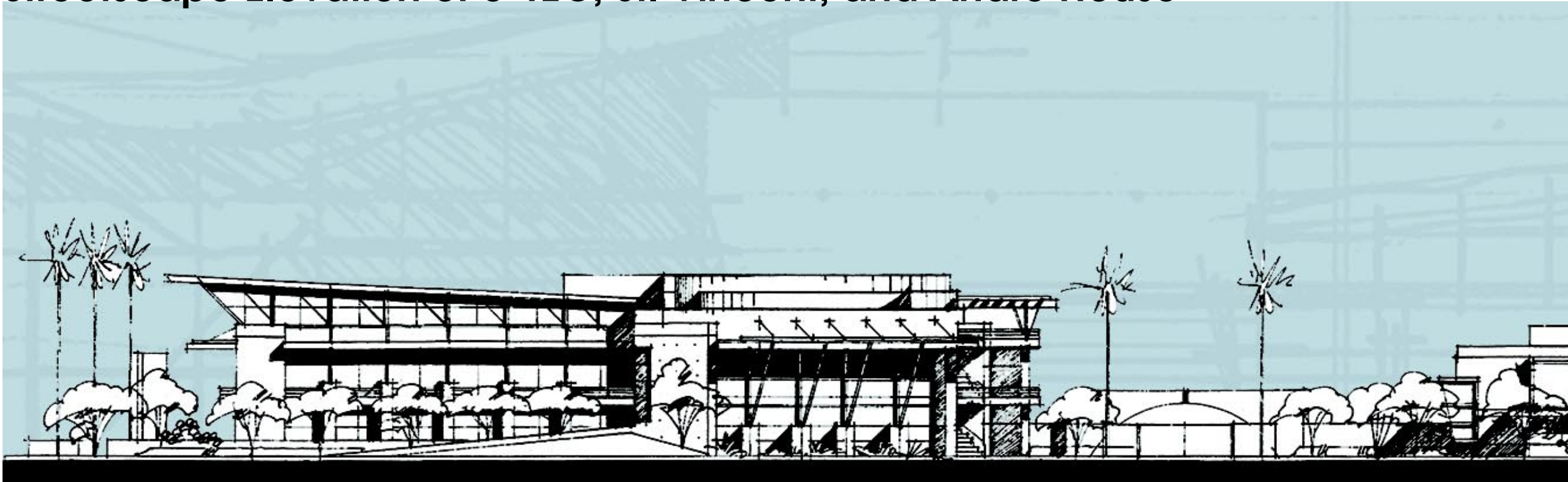


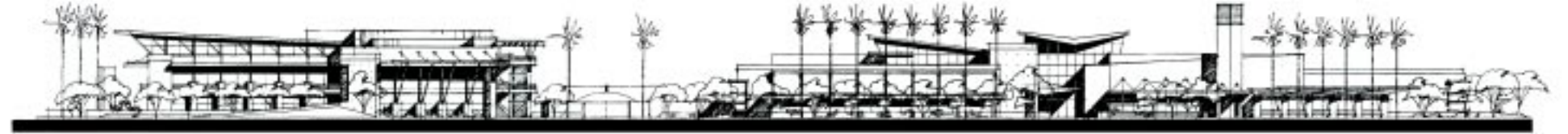
View of e*TEC, St. Vincent, and Andre House

Elevation

6.7

Streetscape Elevation of e*TEC, St. Vincent, and Andre House





Acknowledgements

MARICOPA COUNTY BOARD OF SUPERVISORS

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